VICTORIA DISTRICT
area structure plan

BYLAW 1305-17

CONSOLIDATION 1.0

Smoky Lake County

VICTORIA DISTRICT AREA STRUCTURE PLAN

CONSOLIDATION

Current to August 29, 2019

CONSOLIDATED FOR CONVENIENCE ONLY

This is a consolidation of the bylaws below. The amendment bylaws have been combined with the original bylaw for convenience only. This consolidation is not a legal document. Certified copies of the original bylaws should be consulted for all interpretations and applications of the bylaws on this subject.

Iteration	BYLAW No.	RE:	EFFECTIVE DATE
0.1	**1351-19**	Non-substantive Revisions	August 29, 2019

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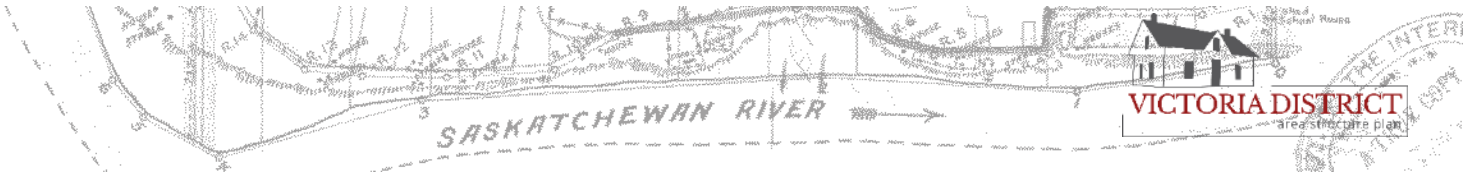

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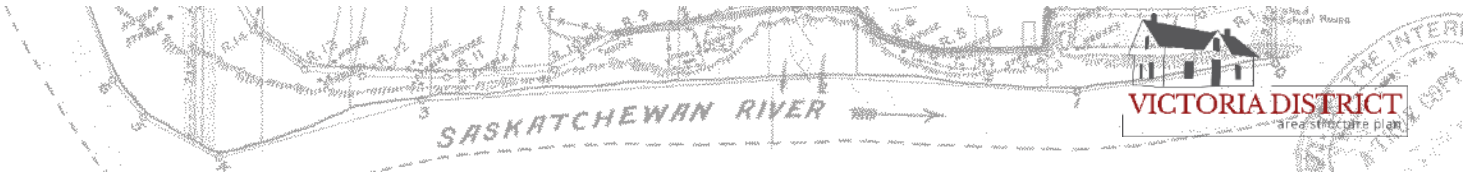

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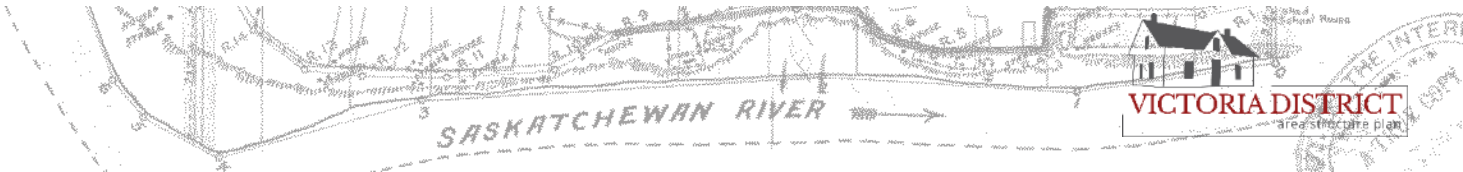


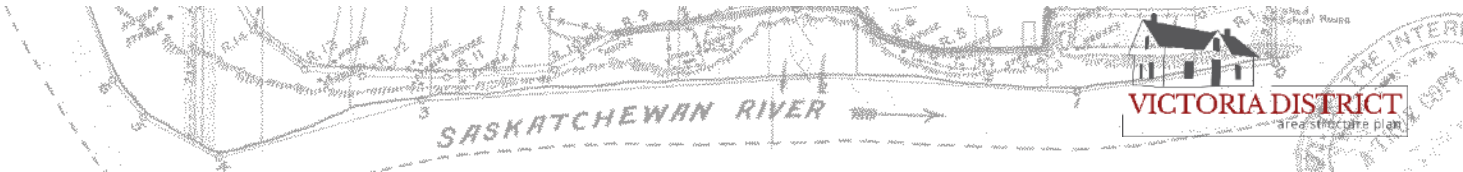
PART 1 PURPOSE & VISION

1. Purpose

The purpose of the Victoria District Area Structure Plan (ASP) is to guide growth and development within the Plan area. New development with this Victoria District ASP shall complement (and, where possible, enhance) the natural beauty and historically significant features of the local landscape. This plan provides Smoky Lake County, landowners & residents, community & interest groups, and provincial & national departments and agencies with:

- A summary of the Victoria District's history, significance, and resources
- A review of local, provincial and federal legislation and interests at play in the Victoria District
- An understanding of why and how this plan was developed
- A vision for the future of the Victoria District that will inspire local land use and development policies in this plan
- Clear and concise land use and development policies that address the requirements of local landowners and residents, and inspires a settlement pattern that respects the local landscape and historic resources.
- A list of responsibilities and actions that will need to be undertaken by Smoky Lake County, local landowners, and development proponents to ensure that the tools are in place to make informed land use and development decisions.
- Consultation guidelines to bring the needs and knowledge of local stakeholders into the land use and development decision making process.

The Victoria District Area Structure Plan applies to properties identified as being within the plan area boundary on **Map 1 – Future Land Use**. The plan area was determined as a result of the recommendations from the **Victoria District Background** report, which provides a detailed summary of the supporting information reviewed in the preparation of this Plan. The Plan area includes sites of municipal, provincial, and federal historic significance as well as adjacent properties of cultural and environmental significance. The plan area boundary is intended to be generally consistent with the boundary of the Heritage District Overlay in the Smoky Lake County Land Use Bylaw.



2. Road Map

SECTION 1 provides a review of the plan's purpose, major methodologies, a description of the legislative framework it exists within, and a vision for a Victoria District.

SECTION 2 describes historical, cultural, economic, and environmental features that influence current and future land uses.

SECTIONS 3, 4, & 5 provide future land use and development policies for lands within the plan area respecting the environment, agriculture, subdivision, residential and business development, recreational activities, heritage preservation, and public/stakeholder inclusion.

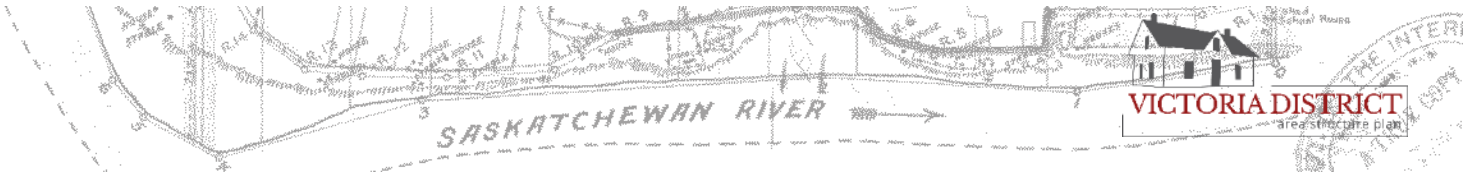
3. Research and Analysis

In 2011, Smoky Lake County and Municipal Planning Services (MPS) began the process of compiling research on land use and development within the Victoria District, in order to develop an evidence-based approach to planning for the Victoria District. With this information, MPS prepared the Victoria District Area Structure Plan Background Report. The Background Report presents and analyses all historic, environmental, cultural, demographic and economic information available to MPS and Smoky Lake County, and provides policy recommendations for this plan. The policies of this plan area are directly informed by the Background Report. The Background report is included as ~~an~~ Appendix *C* to the Victoria District Area Structure Plan for information purposes only; it does not form part of the approved plan.

4. Project Timeline

Since 2007 the County and Heritage Board have undertaken and completed a number of projects that have influenced the direction of this ASP. The following timeline provides a snapshot of the work undertaken to support heritage management within the County over the last 10 years.

TIMEFRAME	PROJECT
2007-2010	Smoky Lake County Heritage Inventory and Survey project PHASE 1 (Victoria District)
2009-2011	Smoky Lake County Heritage Inventory and Survey
2009	1st Site receives heritage designation (Stry Church)
2011	Victoria District ASP Project begins – consultation with administration and data gathering for background report
2012	Smoky Lake County Heritage Management Plan approved
2013	Smoky Lake County new Municipal Development Plan is approved
2015	Adoption of process for municipal designation of heritage properties



2015	Smoky Lake County new LUB is approved – LUB incorporates Heritage Area Overlay and Victoria Land Use Districts into the Bylaw
2016	Draft Victoria District Background report complete and presented to Council and the community for review
2016	Draft Victoria District ASP complete and presented to Council and the Community for review
2016-2017	Consultation with the community and stakeholder groups
2017	Victoria District ASP adopted by Council
2019	Victoria District ASP is revised with typographical changes under Section 63 and 692(6) of the Municipal Government Act.

TABLE A: Victoria District Area Structure Plan Timeline

5. Stakeholder Consultation Program

In addition to working with County Council, Administration, and the Heritage Board, public and stakeholder consultation was conducted to review background information, discuss policy options, and develop a land use concept for the Victoria District plan area.

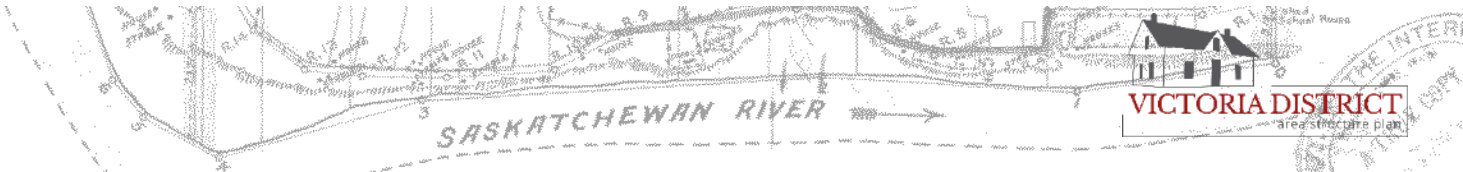
A Public Open House was held on August 17, 2016. Another stakeholder meeting was held on November 8, 2016. Feedback provided at these meetings was used to further refine the plan's vision, goals, objectives, and policies.

6. Planning for the Victoria District

Land use and development in the Victoria District is guided and enforced by Federal, Provincial and Municipal authorities. The presence of provincially and nationally significant historic resources in the plan area adds jurisdictional considerations that are not found in most other parts of the County. Applications for development in the Victoria District must satisfy the requirements of applicable government agencies. Relevant Federal, Provincial, and Municipal interests are identified in great detail in the Victoria District Area Structure Plan Background Report. The following is a summary of governmental planning and jurisdictions and responsibilities as they apply to the Victoria District.

Federal Authority

The Federal Government administers environmental and historic resource protection legislation, applicable to the Victoria District: the Fisheries Act, the Migratory Birds Act, and the Historic Sites Act. Land Use and development activities that affect or have the potential to affect the North Saskatchewan River (and its tributaries), riparian areas, nesting areas or habitat for seasonal migratory birds, or existing/known nationally significant historic resources associated with the Victoria District National Historic Site of Canada are subject to the regulations of these Acts. Land use and development decisions must be consistent with these Acts.



Provincial Authority

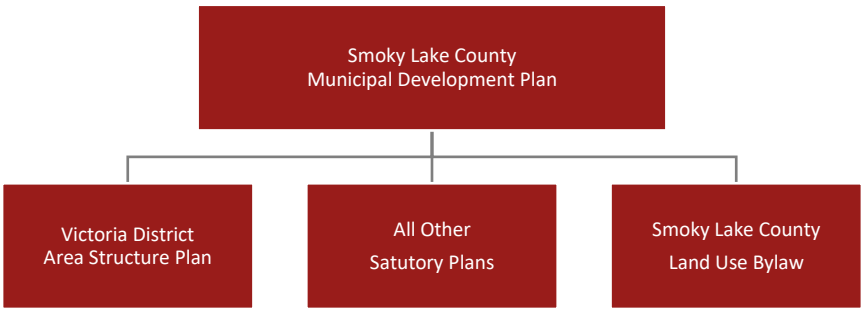
Land use and development in the Victoria District must adhere to the regulations contained within many Provincial Acts, including (but not limited to): the Alberta Land Stewardship Act, the Environmental Protection and Enhancement Act, the Forests Act, the Historic Resources Act, the Mines and Minerals Act, the Public Land Act, the Soil Conservation Act, the Water Act, the Weed Control Act, the Wildlife Act, and the Flood Recovery and Reconstruction Act. Specific development activities within the Victoria District that are addressed by one or more of these Acts must be consistent with the regulations, provincial policies, the North Saskatchewan Regional Watershed Management Plan and/or obtain provincial approval as required. The individual landowner/development proponent and Smoky Lake County must work together to ensure that provincial requirements are properly observed.

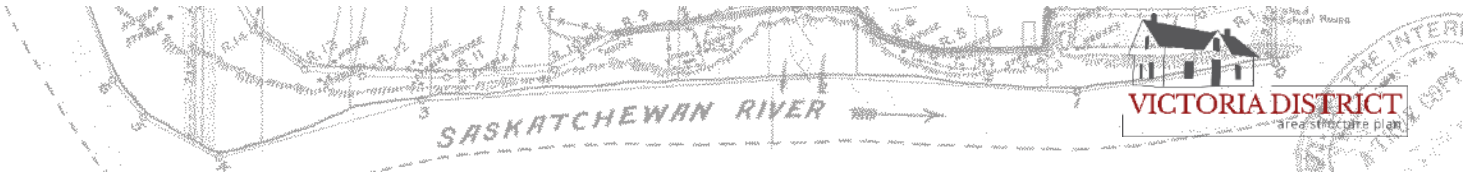
Municipal Authority

The Municipal Government Act (MGA) is the enabling provincial legislation that gives extensive governing powers to municipalities, including Smoky Lake County. The MGA allows Smoky Lake County to regulate land use and development through statutory plans and a land use bylaw.

Statutory plans that are currently relevant to the Victoria District include the Smoky Lake County Municipal Development Plan (MDP), and this area structure plan (ASP). The Smoky Lake County MDP is the primary statutory planning document that outlines how land will be used and guides future growth within the entire County over the next 25 years. The MDP also provides broad policy direction on the types of land uses within the County. The MDP provides direction on how development is expected to occur and how decisions on development are made. The MDP provides the policy basis for area structure plans, and the County's Land Use Bylaw (LUB).

While the MDP provides broad direction for land use and development in the entire County (including the Victoria District), the MGA gives Smoky Lake County the authority to adopt an area structure plan to





establish a framework to guide future development and subdivision in the Victoria District. According to the MGA, an area structure plan must describe:

- The sequence of development proposed for the area;
- The land uses proposed for the area, either generally or with respect to specific parts of the area;
- The density of population proposed for the area either generally or with respect to specific parts of the area, and;
- The general location of major transportation routes and public utilities.

The area structure plan may also address other matters that Council considers necessary. Pursuant to subsection (b) of Section 633(2) of the MGA, Smoky Lake County has directed that the Victoria District Area Structure Plan should address development issues that affect the Victoria District's sensitive historic and environmental features. County Council has also indicated that stakeholder and community interests should be included and reflected where possible within the plan.

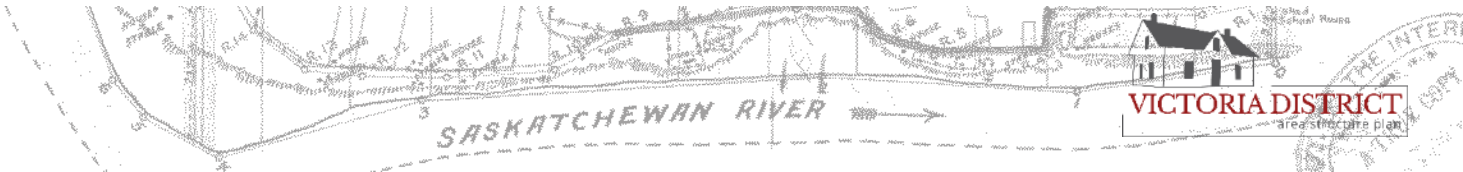
The Smoky Lake County Land Use Bylaw (LUB) is a planning tool used to divide Smoky Lake County into designated land-use districts, and prescribes the types of land uses allowed in each district. The LUB regulates the location and size of lots and buildings, provisions for parking and landscaping, and describes the processes that generally guide development applications. Properties within the Victoria District are currently within one of four Land Use Districts:

- The Agriculture (AG) District
- The Victoria Agriculture (A1) District
- The Victoria Residential (R3) District
- The Victoria Commercial (C2) District

Each district includes permitted and discretionary land uses, as well as specific regulations for the subdivision of land and the development/redevelopment of buildings. This plan is consistent with the regulations of the LUB. Opportunities to revise the LUB to better address land use in the Victoria District and to ensure conformity with this ASP have been identified in **Part 5 Putting into Practice.**

7. A Vision for the Victoria District

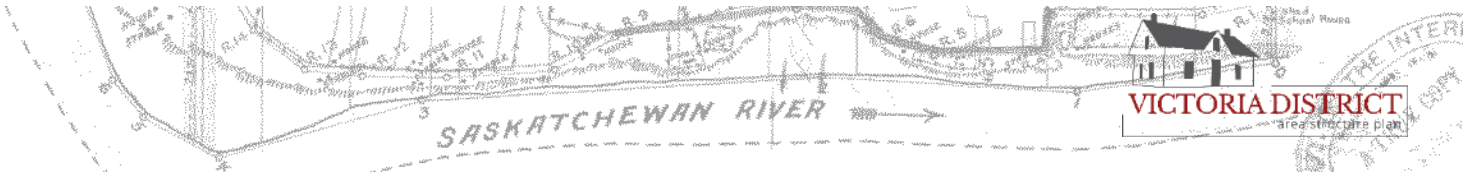
The following statement is a vision for the Victoria District. This vision is intended to be at the heart of all objectives and policies contained within this plan. The subsequent guiding



principles are derived from the vision, and serve to inspire environmental, heritage, cultural, economic and communication practices in the Victoria District.

"The beautiful natural landscapes and historical assets of the Victoria District will serve as a living monument to the historic settlers and current and future residents of the Smoky Lake Region."

Figure 1: Fort Victoria Clerks Quarters. *Source: Provincial Archives of Alberta*



8. Guiding Principles

Environment	ealth and form of the local landscape is vital to the entire region.
Culture	Local historic assets shall be celebrated, protected and promoted as vital and significant community resources.
Economy	Maintain local working landscapes and promote complementary tourism opportunities in the community.
Governance	Land use and development decisions will draw on local & traditional knowledge from regional, provincial and national stakeholders, involve public participation, and consider the significance of environmental and heritage features.

Figure 2: View of Pakan from South Shore of North Saskatchewan River. *Source: Provincial Archives of Alberta*

PART 2 HISTORY & SIGNIFICANCE

The Victoria District is one of twenty-three national historic sites in Alberta; only three, including the Victoria District, are north of Edmonton. Of these sites, the Victoria District is the only rural national historic site in Alberta encompassing the North Saskatchewan River.

9. Earliest Settlement

The first human habitation of the region occurred approximately 12,000 years ago, with continual use of the area by successive cultural groups. Prior to European colonization in North America, the area of the Victoria District was utilized by Chipewyan, Slavey, Beaver, Cree and Blackfoot peoples.

The North Saskatchewan River provided transportation, settlement and food sources for pre-colonization first peoples. As early as 600 years ago, the Victoria District provided important camp sites due to the proximity to an important ford across the river, sheltered sites within the river valley and easy access to rich grazing grounds for bison. Evidence of settlement and use of the area may be found in archaeological features along the river.

10. Métis and Early European Settlement

Early European exploration and settlement of Alberta was driven by the fur trade. With the establishment of Hudson's Bay Company and North West Company trading posts along the North Saskatchewan River beginning in 1795, the fur trade drove settlement patterns within the region. A 1400 kilometre overland trail linking Fort Garry in present-day Manitoba with Fort Edmonton followed the North Saskatchewan River through the Victoria District.

The first permanent settlement within the Victoria District was established in 1862 when the Reverend George McDougall established a Methodist mission

Figure 3 Historic Building at Pakan

near the mouth of Smoky Creek. McDougall named the settlement Victoria in honour of the Queen. A Hudson's Bay Company trading post was established two years later just east of the mission site.

McDougall encouraged Métis families from the Red River area in Manitoba to settle the area. Between 1865 and 1870, the Métis population grew to 130, with the newly arrived families establishing river lot farms. The settlements extended 23 kilometres along the north bank of the river. Log farmsteads were established close to the river and Métis settlers began farming the fertile bench lands.

11. Victoria Trail

Following the North Saskatchewan River, an overland trail linking Fort Garry and Fort Edmonton was established. Within the Victoria District, the Trail follows the north bank of the river, before turning north at Pakan and branching to the east. The route provided an overland option for the movement of people and goods between the various settlements along the river and further north.

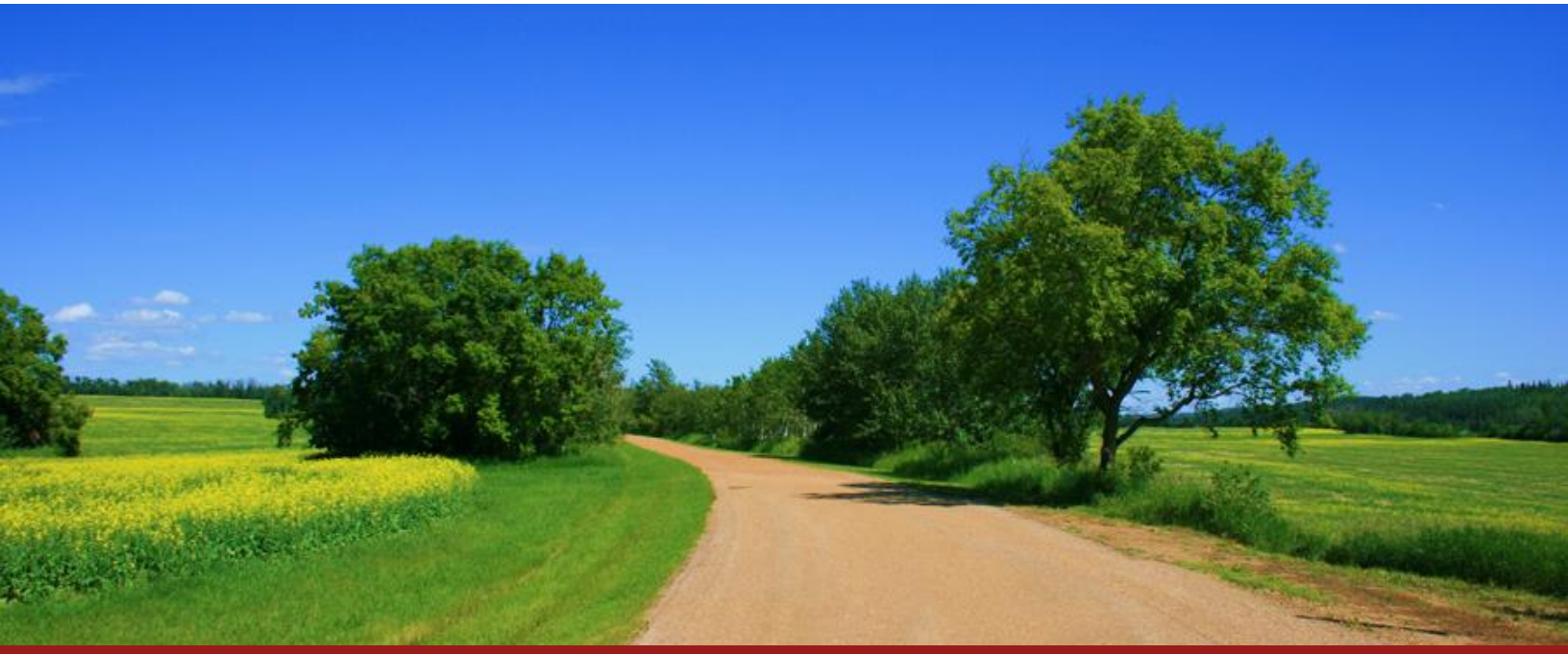
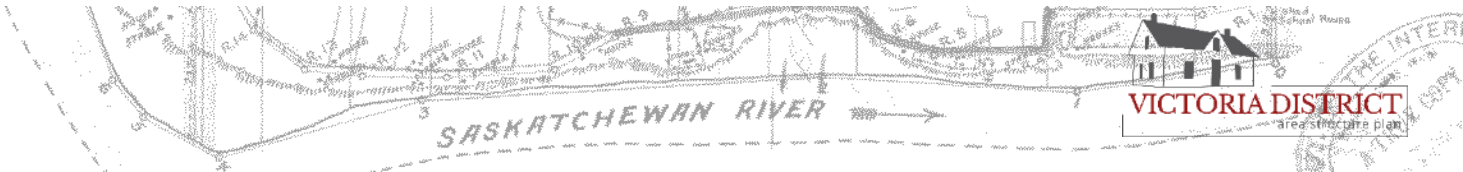


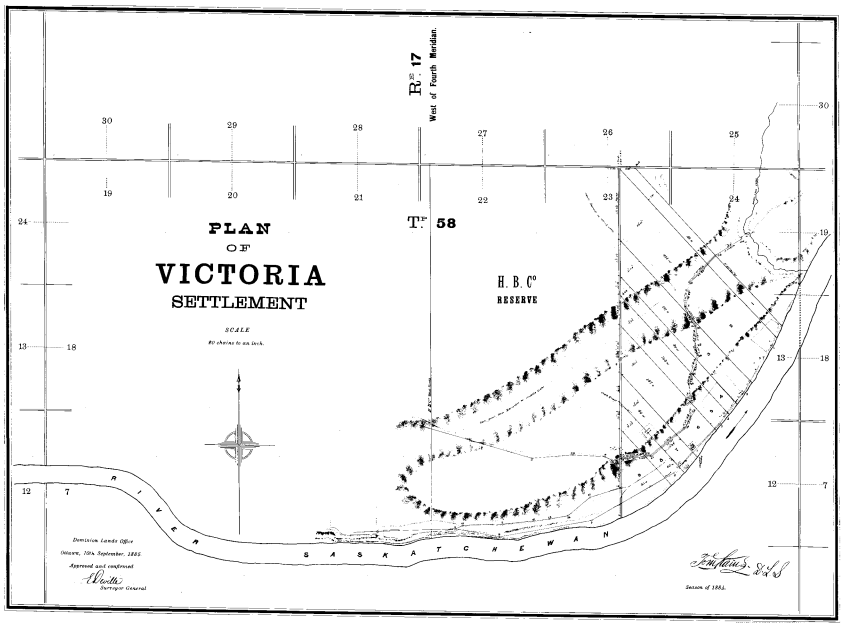
Figure 4 View along the Victoria Trail

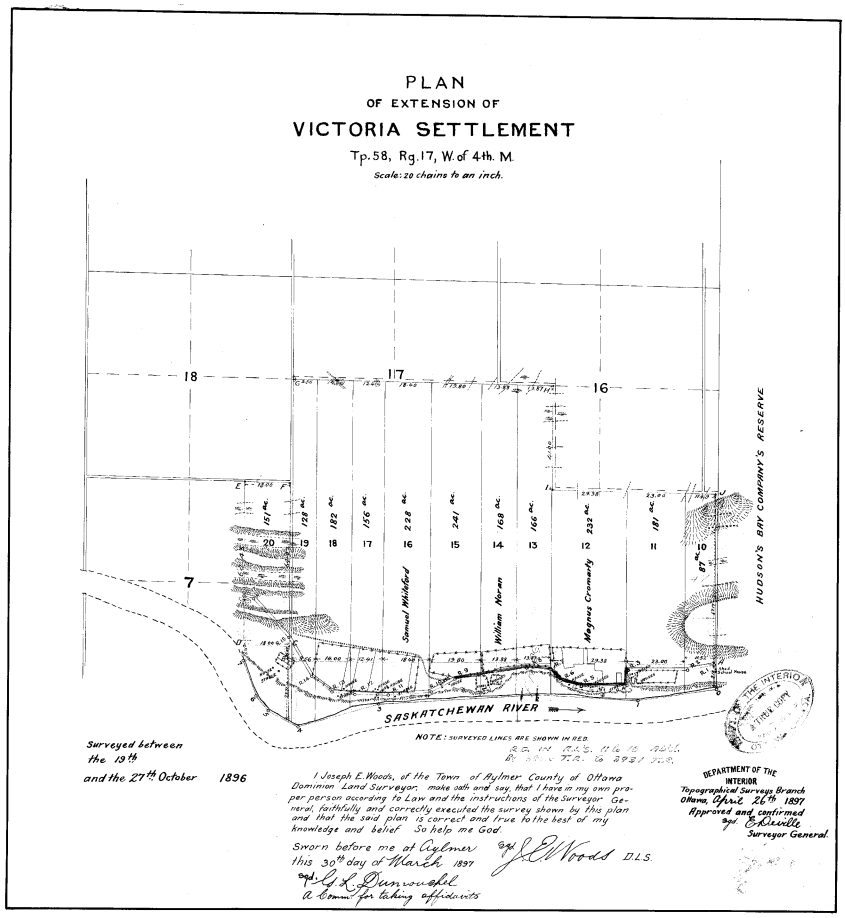
12. Ukrainian Immigration

With the transfer of land rights of the region from the Hudson's Bay Company to the young Dominion of Canada in 1870, the Canadian government began an aggressive settlement campaign. Between 1870 and 1900, the Canadian government signed treaties with most First Nations, established territorial government over the North West Territories (including



present-day Alberta), supported the construction of the Canadian Pacific Railway and began the surveying of land according to square-mile grid pattern.





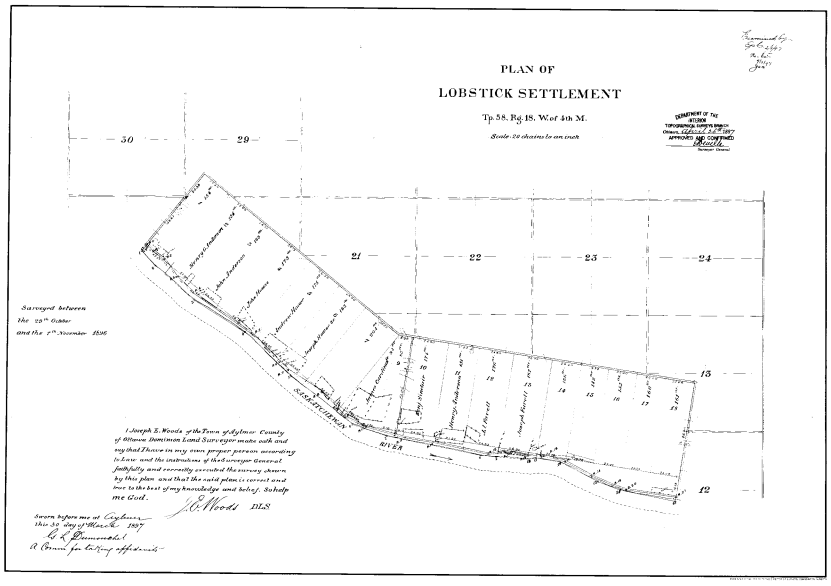


Figure 5 Original Subdivision Plans for the Victoria Settlement and Lobstick Settlement

The Dominion Lands Act was passed in 1872 to encourage immigration and agricultural settlement across the Prairies. In exchange for a commitment to build a farmstead and work the land, the government gave individuals a quarter section of land. The township grid system was imposed over those lands not already established as river lots by the earlier Métis settlers, and new waves of immigration began.

In 1899, the first new immigrants began settling quarter sections just north of the Victoria Settlement. These new settlers were drawn primarily from the Bukovyna region of Ukraine. Within seven years, two hundred and fifty families had settled in the area. Many of the Métis families sold their river lots and resettled in the Lac La Biche region further north.

The Ukrainian settlers brought their traditional building techniques to their new farmsteads, resulting in unique development patterns and architectural styles.

13. Modern Settlement

Over the past one hundred years, little has changed in the settlement of the Victoria District. Many features of the Métis and Ukrainian settlement patterns remain, including hedgerows and shelterbelts consistent with the river lot system established between 1865 and 1870. The Victoria Settlement, renamed Pakan in 1887, dwindled with the arrival of the Canadian Northern Railway, as businesses and residents were drawn to the railway settlement at Smoky Lake.

14. Historic Features

In Canada, heritage resources are protected by all three levels of government. Protection at the federal, provincial and municipal levels depends on the site or features significance locally, regionally or nationally.

Federal Historic Sites and Monuments are evaluated and recommended to the Minister of Heritage by the Federal Historic Sites and Monuments Board of Canada. Federally Designated sites are listed in the Directory of Federal Heritage Designations. The Directory includes:

- National Historic Sites;
- National Historic Events;
- National Historic People;
- Heritage Railway Stations; and
- Federal Heritage Buildings.

Historic places in Alberta are administered by Alberta Culture and Community Spirt. Sites that are included in the Alberta Register of Historic Places include:

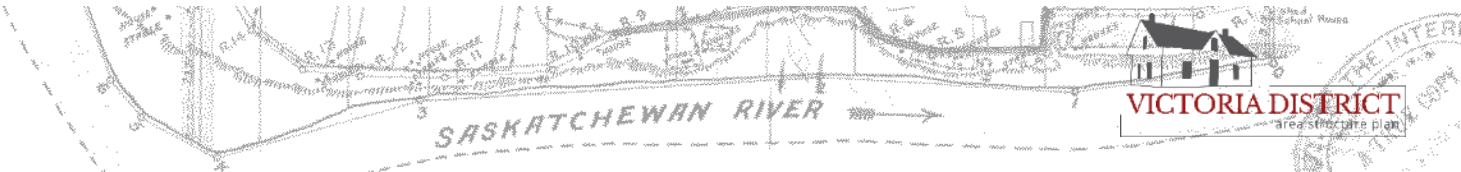
- Provincial Historic Areas;
- Provincial Historic Resources; and
- Registered Municipal Historic Resources

Map 2 – **Historic Resources** illustrates the location of all known historic features within the plan area.

National Heritage Designation

Parks Canada defines National Historic Sites as "places of profound importance to Canada. They bear witness to this nation's defining moments and illustrate its human creativity and cultural traditions."[1] Within Smoky Lake County there is currently one Designated National Heritage Site located within the plan area which is identified on **Map 2 – Historic Resources.**

[1] National Historic Sites of Canada retrieved May 5th, 2014 From: http://www.pc.gc.ca/progs/lhn-nhs/intro_e.asp



MAP REF. #	JURISDICTION	NAME	LOCATION	DESCRIPTION
N/A	National	Victoria District National Historic Site of Canada	Represented by the original plan boundary. Characterized by farmlands organized in long narrow river lots running back from the North Saskatchewan River for about 19 kilometres in length, as well as others organized in 800 square metre sections.	Rural cultural landscape

TABLE B: Resources with National Heritage Designation

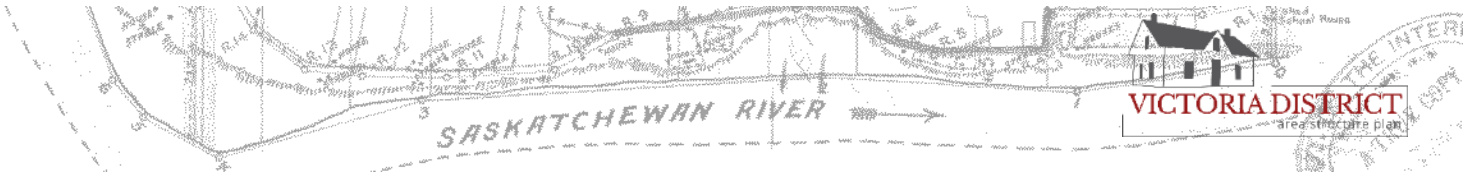
The Victoria District National Historic Site of Canada was designated a National Historic Site by the Federal Minister of the Environment in 2001. In its recommendation for designation, the Historic Sites and Monuments Board indicated the area was of national historic significance because its cultural landscape, through highly visible and intact physical attributes, represents an exceptional illustration in one concentrated area of major themes in Prairie settlement including:

- The development of the fur trade;
- The establishment of the Métis river lot system;
- The arrival of missions;
- Prairie agricultural development; and
- The establishment of eastern European immigrants at the beginning of the 20th century.

The Statement of Significance for the Victoria District is provided within **Appendix A – Statements of Significance**.

In addition to the splendid built heritage and land forms located within the District, viewscapes (along the Trail including buildings and the North Saskatchewan river) have also been highlighted as a special and unique characteristic feature by Parks Canada in the Commemorative Integrity Statement (June 2008). The viewscapes identified by Parks Canada as significant are as follows:

» **Viewscape A -** The site line down Victoria Trail to the Anderson House in the Lobstick Settlement establishes this historic log structure as a prominent landmark within the district.



- **Viewscape B -** The northbound view from the bridge looking east toward the North Saskatchewan River, and forms a gateway to the Victoria District.
- **Viewscape C -** The northbound view from the bridge looking east toward the North Saskatchewan River, and forms a gateway to the Victoria District.
- **Viewscape D -** The panoramic view looking south (down the hill) from Range Road 171A to the Victoria Settlement Provincial Historic Site, which includes the Pakan Church and the Clerk's Quarters.
- **Viewscape E -** The view along Victoria Trail with the North Saskatchewan River to the south and the long natural ridge to the north.
- **Viewscape F -** The view of the Victoria District as seen from the North Saskatchewan River, with its dense overhanging bush interrupted by the occasional clearing to a farmhouse or ferry landing, and which captures a sense of the landscape as it appeared in the days of the fur trade.

Commemorative Integrity Statement (2008)

Section 2.2.2 of the Statement of Commemorative Intent:

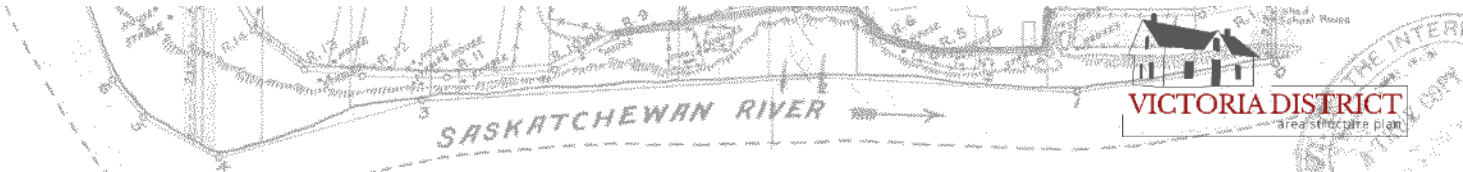
"Victoria District was designated a national historic site in 2001. As stated in the minutes of the National Historic Sites and Monuments Board, the site was designated because:

its cultural landscape, through highly visible and intact physical attributes, represents an exceptional illustration in one concentrated area of major themes in Prairie settlement including the development of the fur trade, the establishment of the Metis river lot system, the arrival of missions, Prairie agricultural development and the establishment of eastern European immigrants at the beginning of the 20th Century."

More detail about the viewscapes is provided in **Part 4 – Built Form & Environment.**

Provincial Heritage Designation

The Historical Resources Act empowers the Minister of Culture and Community Spirit to designate any site as a Provincial Historic Resource, if its preservation is in the public interest. Alberta's Historic Places Research and Designation Program administers the process of designating sites as Provincial Historic Resources. Designation serves to recognize the significance of historic places and provide them with the protection necessary to ensure their preservation. It also makes site owners eligible for grants from the Alberta Historical Resources Foundation for conservation work. Historic places eligible for consideration by the Minister for designation include buildings, structures, archaeological sites, paleontological



resources and other works of humans or nature that are of value for their historic, cultural, natural, scientific or aesthetic interest. Historic places designated by the Government of Alberta include Provincial Historic Areas, Provincial Historic Resources, and Registered Historic Resources.

Within Smoky Lake County there are currently two Designated Provincial Heritage Sites located within the Study Area which are identified on **Map 2 – Historic Resources**.

Information about the sites is listed in the following table:

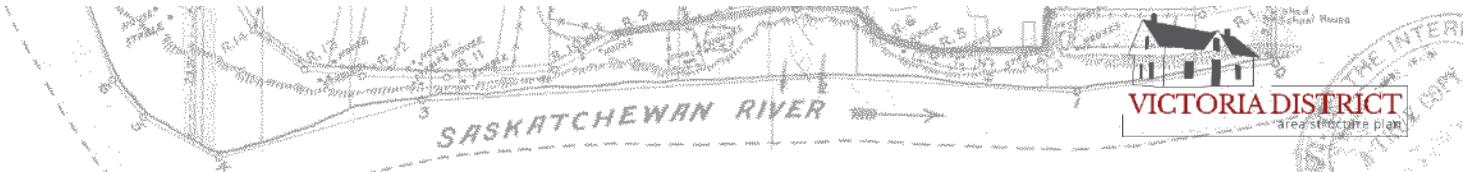
MAP REF. #	JURISDICTION	NAME	LOCATION	DESCRIPTION
1	Provincial	McDonald Stopping House	SW 35-58-19-W4	Stopping house, farm, general store and post office
5	Provincial	Fort Victoria	Victoria Settlement, Pakan Settlement	Clerks Quarters (Hudson's Bay Company Post)
4	Provincial	River Lot 3, Victoria Settlement (Free Trader's House)	Pt. River Lot 3, Victoria Settlement	Four log structures
9	Provincial	Pakan Methodist Church	Victoria Settlement	Pakan Settlement

TABLE C: Resources with Provincial Heritage Designation

The Statements of Significance for the provincially designated sites are included in **Appendix A – Statements of Significance**.

Municipal Heritage Designation

The Historical Resources Act also empowers municipalities to designate historic resources of local significance as Municipal Historic Resources. The County's Municipal Heritage Site Designation program was developed in conjunction with the Smoky Lake Region Heritage Inventory, Survey and Heritage Plan project completed in 2012. Within the Study Area there are currently two designated Municipal Heritage Sites which are identified on **Map 2 – Historic Resources**. Information about the sites is listed in the following table:



MAP REF. #	JURISDICTION	NAME	LOCATION	DESCRIPTION
3	Municipal	House in the Middle of the Road (Anderson House)	Pt. Lot 14 Lobstick Settlement	House
2	Municipal	Kulka House	NW 21-58-18 W4	House

TABLE D: Resources with Municipal Heritage Designation

The Statements of Significance for the municipally designated sites are included in **Appendix A – Statements of Significance**.

There are three other significant heritage sites within the plan area which have approved statements of significance but have not to date received heritage designation. They have been included on **Map 2 – Historic Resources** and are listed in the following table:

MAP REF. #	JURISDICTION	NAME	LOCATION	DESCRIPTION
6	Unregistered	St. Elias Church	Lot A Plan 5011CE	Church
7	Unregistered	Rubuliak House (Murphy House)	NW 36-58-17-W4	House & Shed
8	Unregistered	Ruthina School	Southeast corner of SW-6-59-16-W4	School

TABLE E: Resources with No Heritage Designation

The Statements of Significance for the non-municipally designated heritage sites are included in **Appendix A – Statements of Significance**.

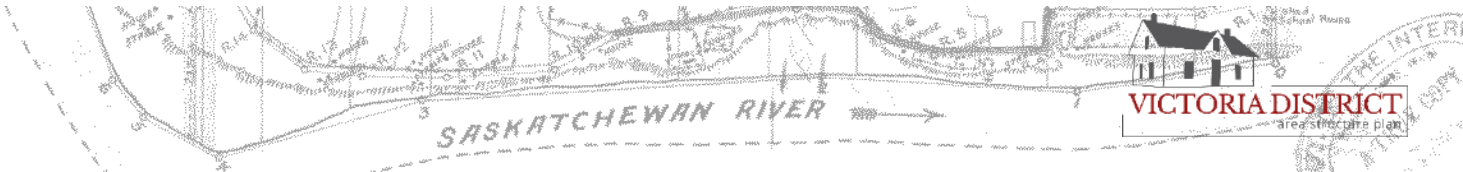
15. Current Land Use and Activities

The majority of land within the plan area is privately owned. Small parcels of crown land can be found in the southeastern portion of the plan area.

Agricultural and Residential Uses

Residential and agricultural developments are the most predominant land uses within the plan area.

There are between 60 and 68 occupied residential dwellings within the Plan Area, as of March, 2015. Dwellings are relatively evenly distributed throughout the Plan Area, with more dense concentrations near Pakan as illustrated on **Map 3 – Dwelling Locations.** One multi-



lot residential development is located within the Plan Area, at Range Road 180 and the Victoria Trail.

A single parcel of land in the plan area is districted 'R1 – Country Residential District.' The general purpose of this District is to provide opportunities for the development of a variety of multi-lot country residential subdivisions and bareland condominiums. This area was redistricted before the County's Land Use Bylaw was revised to include the Victoria Residential District.

The majority of the plan area is districted as 'A1 – Victoria Agriculture District.' The purpose of this district is to recognize the historic value of the area near the Victoria Trail within the County. Natural resource extraction industries are discretionary within this district.

However, subdivision and development proposals affecting these parcels of land must be compatible with and/or increase the historic value of the Victoria Trail.

The western and northern portions of the plan area, lying outside of the National Historic Designation, is districted 'AG – Agriculture District.' The principle land uses within this district are to be agriculture and other rural uses. Natural resource extraction industries are discretionary within this district.

Commercial and Industrial Uses

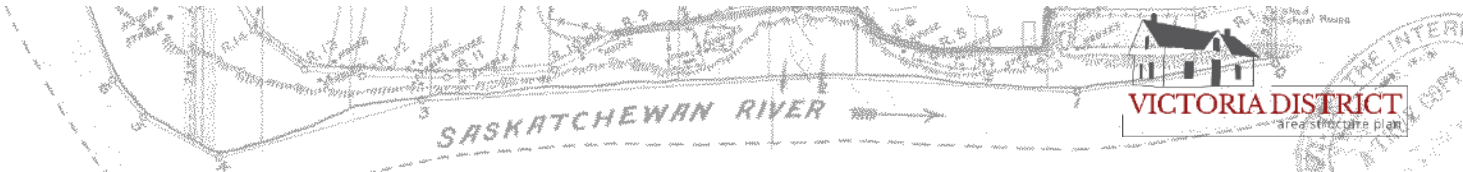
Within the south-central portion of the plan area are a series of parcels near Highway 855 that are districted 'C2 – Victoria Commercial District.' The general purpose of this District is to control development in the vicinity of the Victoria Trail in order to ensure that future commercial development in this area is compatible with significant cultural landscapes in the Victoria Trail area.

The only commercial uses within the Plan Area are located east of Highway 855 along the Victoria Trail. These uses are a campground and environmental recreation facility associated with Métis Crossing.

Since 2007, six development permits have been issued for sand and/or gravel extraction operations within the Plan Area. Resource extractions development applications have been controversial and have been challenged along the trail because of their potential impacts on significant heritage resources.

Institutional and Recreational Uses

Built heritage and cultural assets within the plan area include Métis Crossing and the Victoria Settlement Provincial Historic Site. Métis Crossing is a major cultural interpretive centre that seeks to be the premiere centre for Alberta Métis cultural interpretation, education, gatherings, and business development.



The Victoria Settlement Provincial Historic Site is a provincial historical museum that consists of a series of historic structures, trails and working landscapes that provides a glimpse into life in the Victoria District during the 1860s. It currently operates on a seasonal schedule.

Other institutional and recreational uses in the plan area include cemeteries, a church, a campground, trails, and developments associated with Métis Crossing and the Victoria Settlement Provincial Historic Site.

Local Infrastructure

Highway 855 passes through the central portion of the plan area in a north-south direction. To the north, Highway 855 travels to the Town of Smoky Lake, where it intersects with Highway 28. To the south, Highway 855 crosses the North Saskatchewan River, where it later merges with Highway 45.

The primary east-west road through the plan area is the Victoria Trail (Township Roads 851/851A/851B). West of Highway 855, the Victoria Trail is primarily gravel surfaced, with two small segments being paved.

Local Range and Township roads within the plan area are primarily gravel surfaced, with small portions of paved surfaces existing throughout.

Water services for developments within the plan area are privately managed, provided onsite, via wells and cisterns. Sanitary sewage disposal is also provided onsite for existing developments, via onsite septic systems and/or hauling services. There are currently no municipal sanitary sewage disposal or potable water services available within the plan area.

The disposal of household waste within the plan area is managed by the Evergreen Regional Waste Management Commission. Waste brought to local transfer sites within Smoky Lake County is collected and brought to the regional landfill site near St. Paul. No local transfer sites are located within the Plan Area.

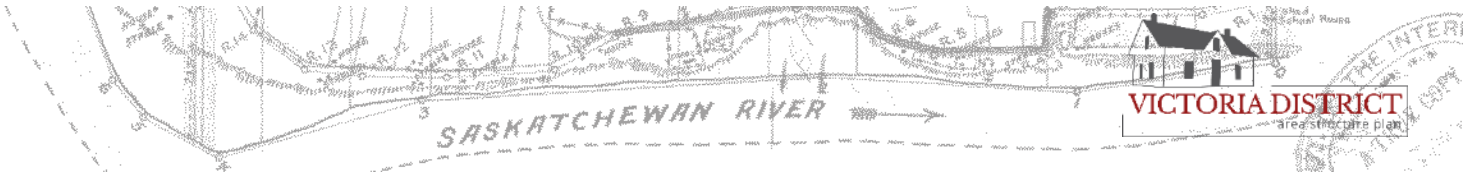
Smoky Lake County is unaware of any former landfill sites within the plan area.

Storm water flows within the plan area are controlled by onsite methods and roadway ditch networks. The general topography of the plan area means that storm water within the plan area will travel south to the North Saskatchewan River via existing ditches and overland flow.

16. Environmental Features

The Victoria District is defined principally by two major environmental features: the North Saskatchewan River, which forms the southern boundary of the plan area, and the dramatic steep slopes of the river valley.

Environmentally Significant Areas



Environmentally Significant Areas (ESAs) represent places in Alberta that are vital to the long-term maintenance of biological diversity, soil, water or other natural processes, at multiple spatial scales. They are identified as areas containing rare or unique elements in the province, or areas that include elements that may require special management consideration due to their conservation needs. ESAs are rated as having international, national or provincial significance.

There is one large ESA identified within the Victoria District Plan Area, as illustrated in **Map 4 – Significant Environmental Features.** It is part of a larger ESA network that follows the North Saskatchewan River, from the Rocky Mountains in the west to the Alberta-Saskatchewan border east of the plan area. This ESA is considered nationally significant, as it contains:

- Habitat for focal species
- Important wildlife habitat & corridors
- Important riparian areas along a major provincial river
- A large number of natural areas

North Saskatchewan River and Water Courses

The North Saskatchewan River supports a wide range of sport fish species, including burbot, goldeye, lake sturgeon, mooneye, mountain whitefish, northern pike, walleye, yellow perch, sauger and several species of sucker. Numerous species of smaller non-sport fish can also be found within the river and its tributaries.

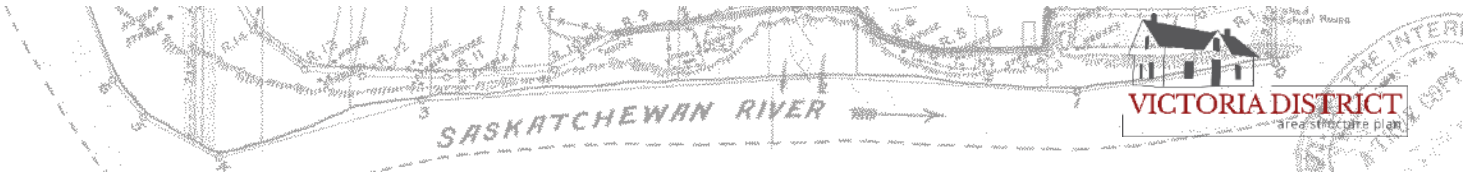
Smoky Creek, a small tributary watercourse of the North Saskatchewan River, affects the northern and eastern portions of the plan area.

Other waterbodies include small seasonal sloughs and wetlands throughout the Victoria District. Wetlands and waterbody information are shown on **Map 4 – Significant Environmental Features.**

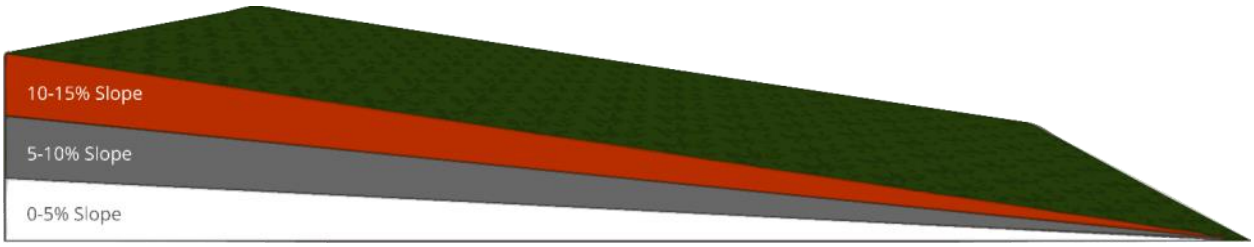
Land Form

Located along the North Saskatchewan River, the Plan Area is defined by its sloping topography. Generally, slopes in excess of 15% are considered too steep for development, due to the higher costs of engineering and construction necessary to address stability, potential damage to property due to erosion, increased runoff and access issues.[2]

[2] "Steep Slopes and Land Use Decisions: Guidance for planning boards to consider steep slopes in land use decisions," Southern Tier Central Regional Planning and Development Board, February 2012. From: www.stcplanning.org/usr/Program_Areas/Flood_Mitigation/SCAP_steepslopes%202010-02-21-CR.pdf



Within the Plan Area, the majority of lands have insignificant to low slopes (0-5.5% slope). Certain areas, especially in the eastern portion of the Plan Area, contain medium and high significant slopes (over 5.5% slope).



Elevation and slope information is shown on **Map 4 – Significant Environmental Features.**

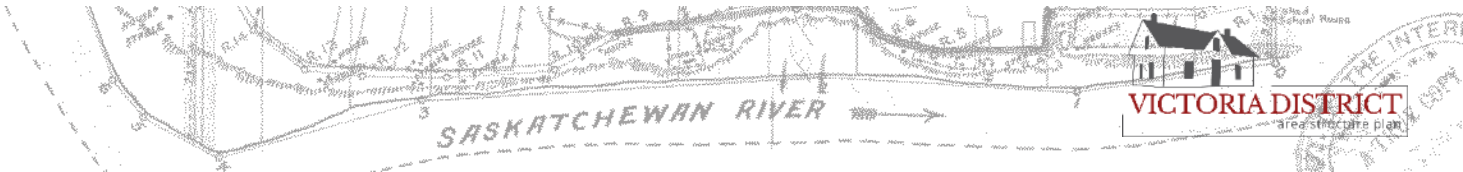
Soils within the Victoria District range in their capability for agriculture. The lowland areas along the North Saskatchewan tend to have moderate to severe limitations for agriculture, while the upland areas and the western portion of the District contain areas with no to moderate limitations for agriculture (see **Map 5 – Agricultural Capability**).

While much of the Victoria District is under cultivation, areas of natural vegetation are present along the watercourses and in areas of greater slope.

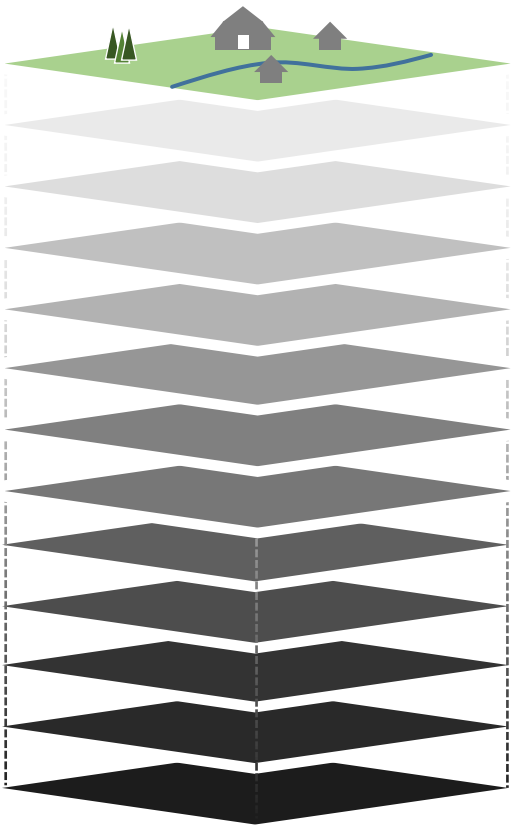
The vegetation within these more naturalized areas are characterized by aspen forests with understories of beaked hazelnut, prickly rose, high bush cranberry, chokecherry and red-osier dogwood. Chokecherries, Pin cherries, and Saskatoon berries, which are abundant in naturalized areas of the Victoria District, are part of the traditional diet of local Cree, Metis and early European settlers, and continue to be gathered by local residents and tourists.

Existing shelter belts and narrow rows of vegetation are remnants of early farming practices and hold significant historic and cultural value in association with the plan area's historic settlement patterns.

Within the plan area there are some areas which are very conducive to ungulate habitat (no limitations) and other lands show very slight, slight or more extreme limitations to ungulate habitat. Overall, the lands located closest to the northern bank of the North Saskatchewan River appear to be most suitable for Ungulate habitat (See **Map 6 – Ungulate Capability).**



There are aggregate deposits of unknown quality and quantity located in the northeastern portion of the Plan area. Known aggregate areas area shown on **Map 7 – Location of Known Aggregate Resources.** There is also the potential for additional aggregate deposits within the plan area that have not been identified by the County.

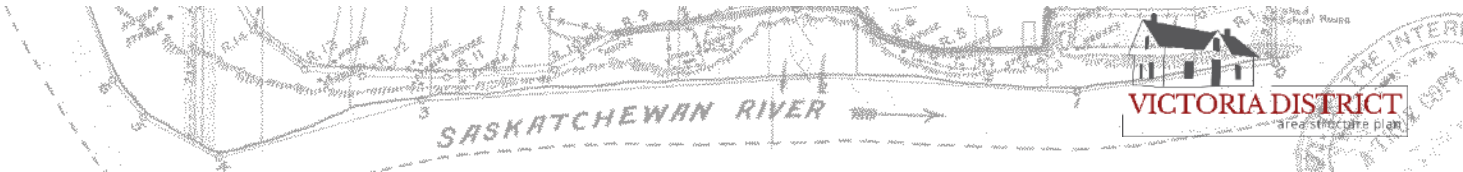


Land Suitability

In order to make informed decisions on future development within the Plan Area, a map-based land suitability assessment was undertaken. The following features were mapped in order to identify areas with the least and areas with the greatest number of environmental, infrastructure and heritage considerations:

- Agricultural land suitability
- Dwellings
- Environmentally Significant Areas
- Oil and gas wells and pipelines
- Significant environmental features
- Significant heritage resources
- Significant intersections
- Significant watercourses (with 30-metre buffers)
- Slopes
- Tree cover
- Ungulate land suitability
- Waterfowl land suitability
- Wetlands and waterbodies (with 6-metre buffers)

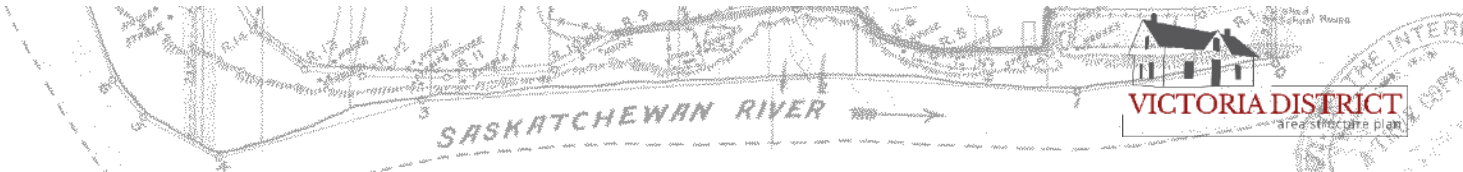
Map 8 – Land Suitability Assessment for Development illustrates those areas with overlapping development considerations. These areas may be less suitable for certain developments as they may negatively impact environmental or heritage resources, or due to the presence of existing built features or infrastructure. The presence of one or more development considerations should not be considered an immediate restriction on future development of the site, but does indicate that greater consideration and study of the site and any proposed development is necessary through either the subdivision or development stages.



PART 3 LANDFORM & ENVIRONMENT

The shape of the land, both in terms of its natural features and manmade contributions, is the defining characteristic of the Victoria District. From the dramatic contours of the North Saskatchewan River and the surrounding river valley, to the striking lines of traditional settlement patterns and the Victoria Trail, how the plan area is visually presented is critical to its cultural and environmental significance.

Figure 6 Partial View of Plan Area East from Highway 855



This Part of the plan provides policies to preserve and enhance the environmental and settlement features that make the Victoria District a locally, provincially, and nationally significant place within Canada.

Objective: *Preserve and enhance environmental and settlement features that make the Victoria District a locally, provincially, and nationally significant place within Canada.*

Policy 1: Proponents of significant subdivisions and/or developments shall provide a wetland assessment, geotechnical report and/or a biophysical assessment and/or historic resources clearance letter at time of application on lands affected by one or more of the following features:

a) wetlands;

b) Steep slopes (greater than 15%);

c) Environmentally Significant Areas as identified by the province;

d) Historically significant area or resource;

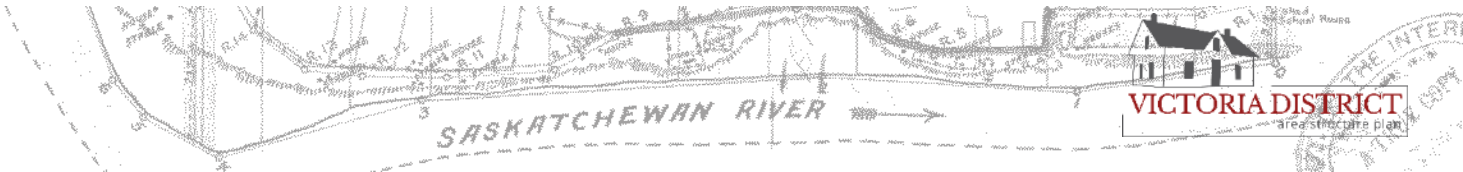
e) areas identified within an approved Regional Watershed Management Plan as being of conservation significance

To ensure that new development within the Plan area is located on lands that are suitable for the use proposed and consistent with applicable Municipal Development Plan and Regional Watershed Management Plan policies.

Policy 2: Land use and development activities shall be restricted on lands within 30 metres of North Saskatchewan River, except for, extensive agriculture, archeological exploration, historic building restoration, the development of recreational trails, wayfinding signage, and viewing areas.

Policy 3: Within the identified viewscapes, land use and development activities shall be restricted on lands within 30 metres of the right of way of the Victoria Trail, except for, extensive agriculture, archeological exploration, historic building restoration, the development of recreational trails, wayfinding signage, and viewing areas.

Policy 4: No tree clearing within 10 m of the boundary of the historic river lots shall be allowed without a development permit from the County in order to ensure that the hedgerows which identify the historically significant pattern of spatial organization are preserved, as they form a portion of the basis for the Victoria District's national historic designation. Where vegetation is approved for removal due to hazard, new hedgerows must be provided to ensure the visual continuity of the river lot boundaries.



17. Viewscapes

Portions of the plan area have been identified as representing historically significant viewscapes. The viewscapes have been identified in the following pages and shall be subject to the following additional regulations, in order to preserve important views of the Victoria District from significant vantage points and to ensure the integrity of the nationally recognized historic site.

Policies pertaining to development within the viewscape areas area identified below.

Viewscape A – Anderson House

The following policies apply to lands identified within Viewscape A:

Policy 6: Clearing of vegetation within 20 m of the boundaries of the developed surface of the Victoria Trail shall be prohibited except where the clearing of vegetation is required to address hazard conditions. No clearing of vegetation will be allowed within this area without an approved development permit for clearing of vegetation.

Policy 7: No development shall be allowed within 30 m of the developed surface of the Victoria Trail.

Policy 8: New development within 100m of the registered road right of way of the Victoria Trail shall be required to conform to the design guidelines outlined in Section X of this ASP.

Policy 9: Resource extraction developments are prohibited within Viewscape A.

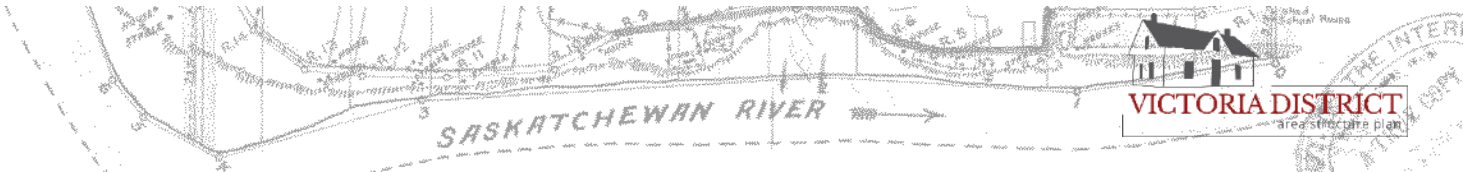
Viewscapes B & C (View from the Bridge Facing East & View from the Bridge Facing West)

The following policies apply to lands identified within Viewscapes B and C:

Policy 10: The clearing of vegetation shall be discouraged on lands located between the northern boundary of the bed and shore of the North Saskatchewan River extending 200m north of the northern boundary of the registered right of way of the Victoria Trail as identified on Viewscapes B and C.

Policy 11: New developments within Viewscapes B & C shall be required to conform to the design guidelines outlined in this ASP.

Policy 12: Resource extraction developments are prohibited within Viewscapes B & C.



Viewscape D – Victoria Settlement

The following policies apply to lands identified within Viewscape D:

Policy 13: The further subdivision of land within viewscape D will be discouraged. New development, excluding extensive agricultural uses, shall be located outside of the viewscape.

Policy 14: In the event that it is unfeasible because of site features or constraints to locate a new development on an existing lot outside of the viewscape area the new development may be approved by the Development Authority if it is consistent with the design guidelines in Section X and the building would not obstruct the view of Pakan Church/Clerks House from the Victoria Trail.

Policy 15: The clearing of native vegetation will be encouraged within Viewscape D to maintain an unobstructed view of Pakan Church/Clerks House from the Victoria Trail.

Policy 16: Resource extraction developments are prohibited within Viewscape D.

Viewscape E – The River & The Ridge

The following policies apply to lands identified within Viewscape E:

Policy 17: The number of new direct approaches onto the Victoria Trail shall be limited to two per river lot or quarter section. New approaches shall be provided either as joint approaches or indirectly off of an internal road.

Policy 18: New development adjacent to the trail will be encouraged to locate within 30 m of the registered road right of way of the Victoria Trail. This policy shall not apply within lands that are also located within Viewscapes A and D.

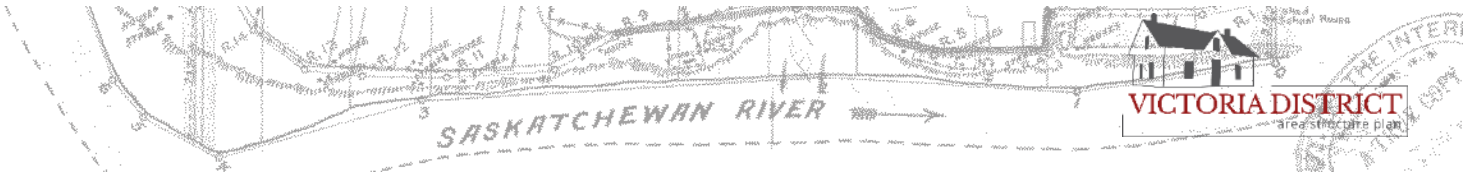
Policy 19: Building height shall be restricted to 2 stories within 30 m of the Victoria Trail.

Policy 20: Resource extraction developments are prohibited within Viewscape E.

Viewscape F – Where Water & Land Meet

The following policy applies to lands identified within Viewscape F:

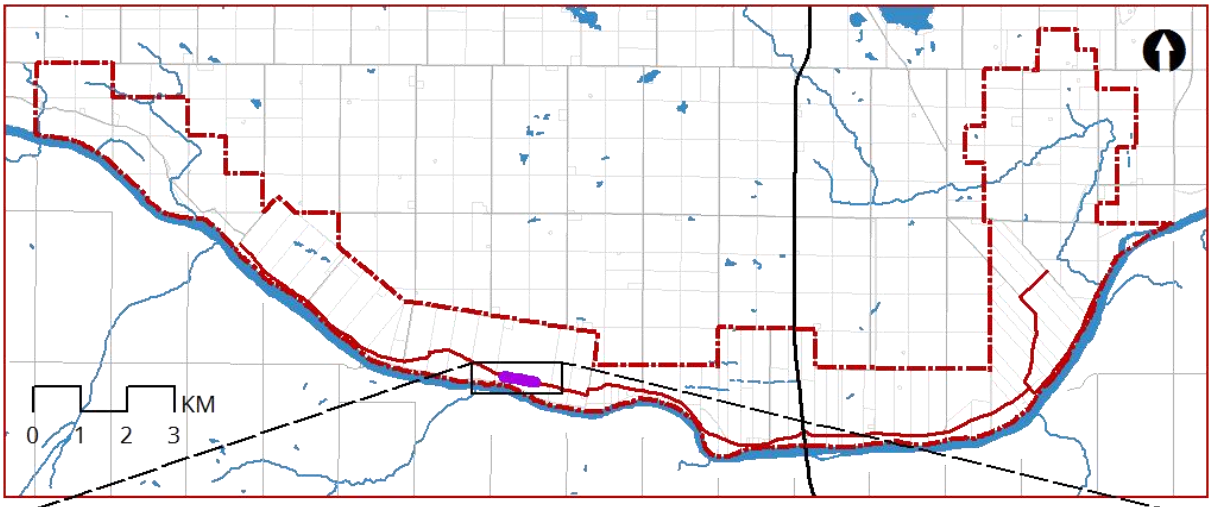
Policy 21: The clearing of native vegetation south of the Victoria Trail shall along the bank of the river be discouraged and the removal of river lot hedgerows will not be allowed in order to preserve the view of the district from the river with its dense overhanging brush interrupted by the occasional clearing to a farmhouse, ferry crossing or for an agricultural use.

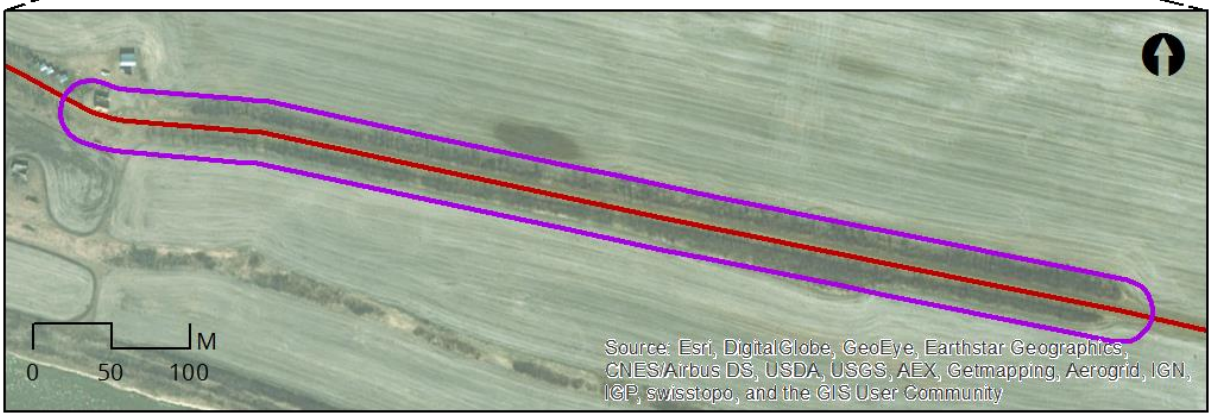


VIEWSCAPE A | ANDERSON HOUSE

DESCRIPTION

The site line down Victoria Trail to the Anderson House in the Lobstick Settlement establishes this historic log structure as a prominent landmark within the district.

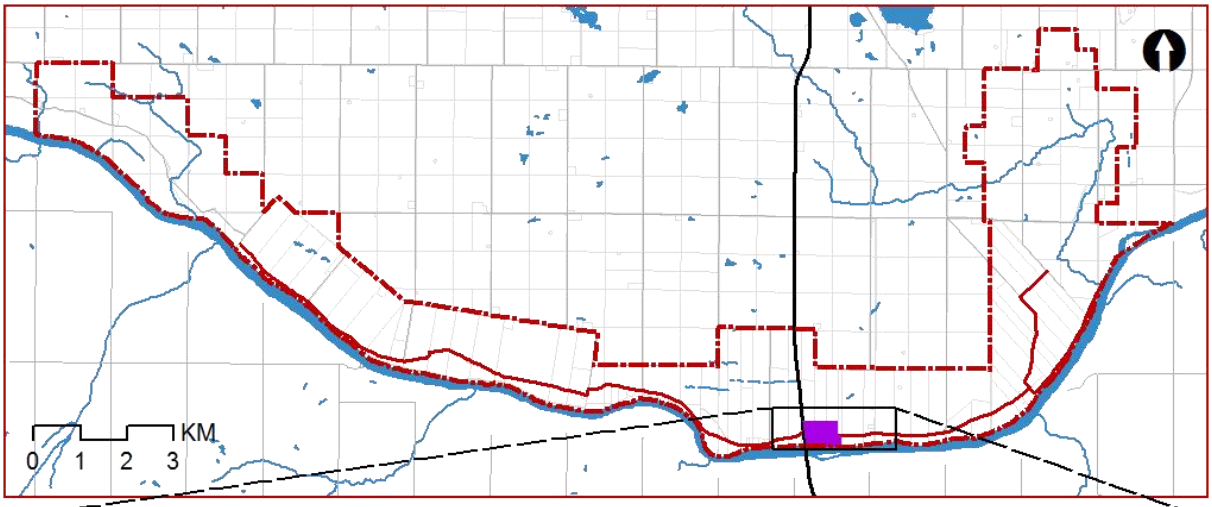


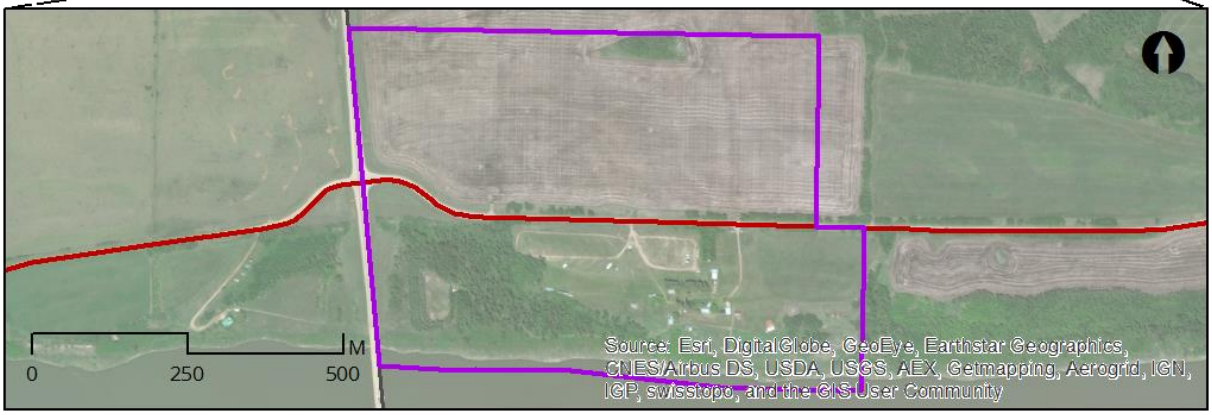


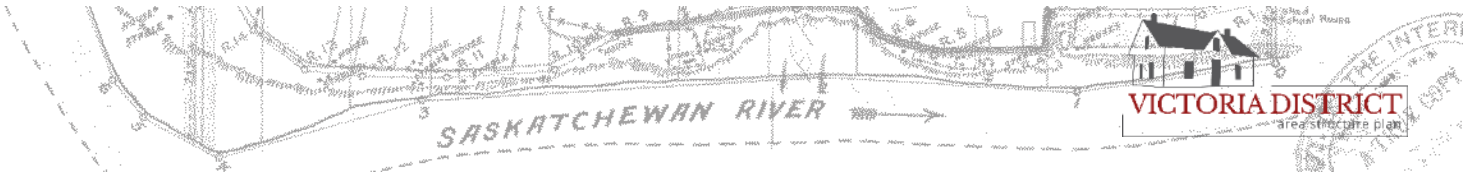
VIEWSCAPE B | VIEW FROM BRIDGE (FACING EAST)

DESCRIPTION

The northbound view from the bridge looking east toward the North Saskatchewan River, and forms a gateway to the Victoria District.



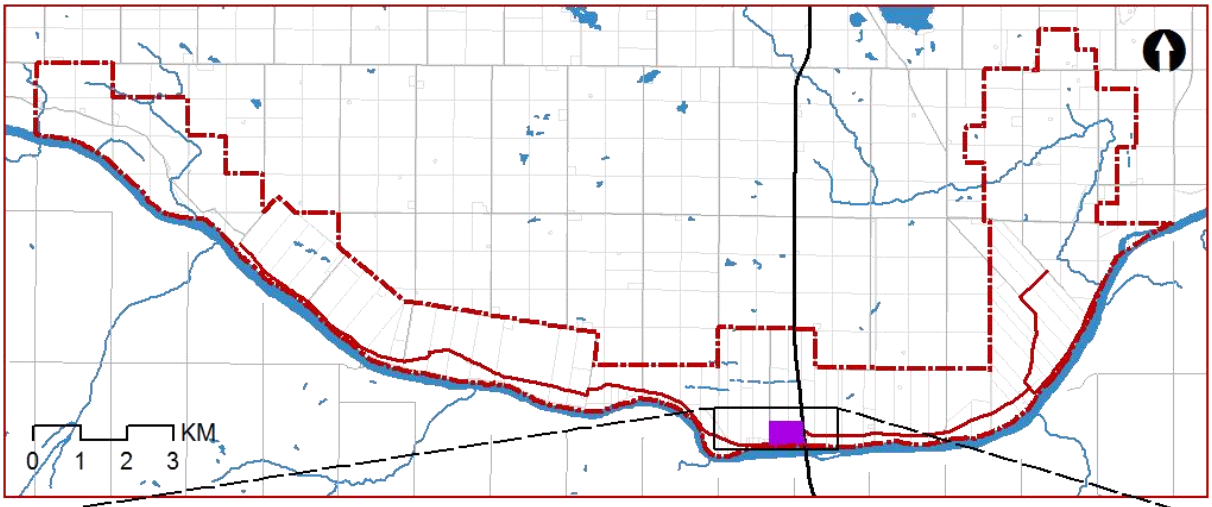


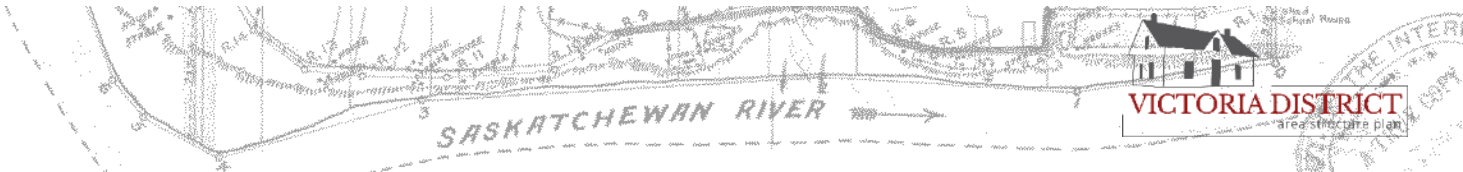


VIEWSCAPE C | VIEW FROM BRIDGE (FACING WEST)

DESCRIPTION

The northbound view from the bridge looking west toward the North Saskatchewan River, and forms a gateway to the Victoria District.

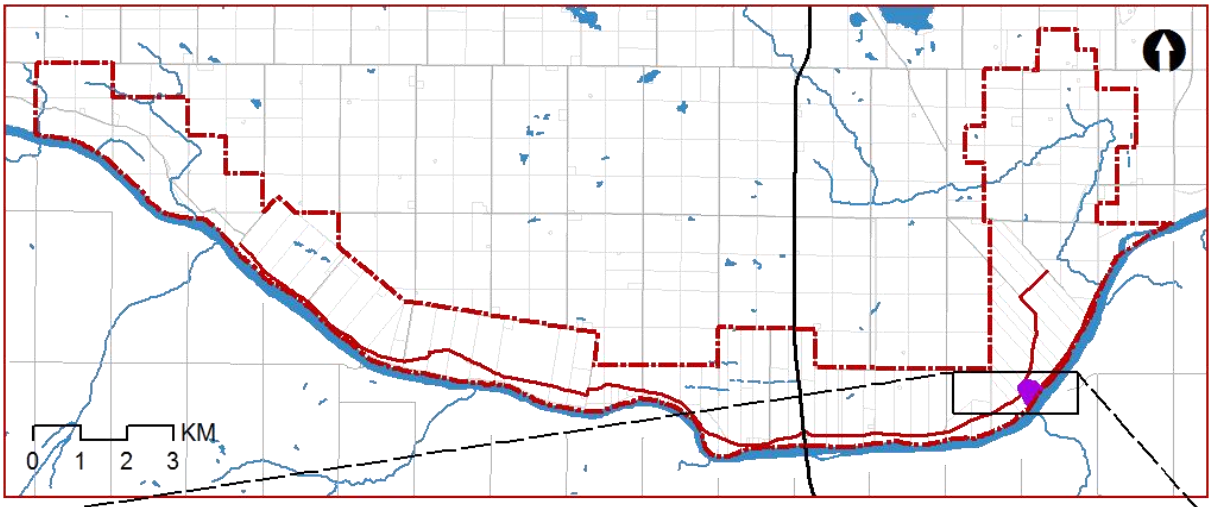


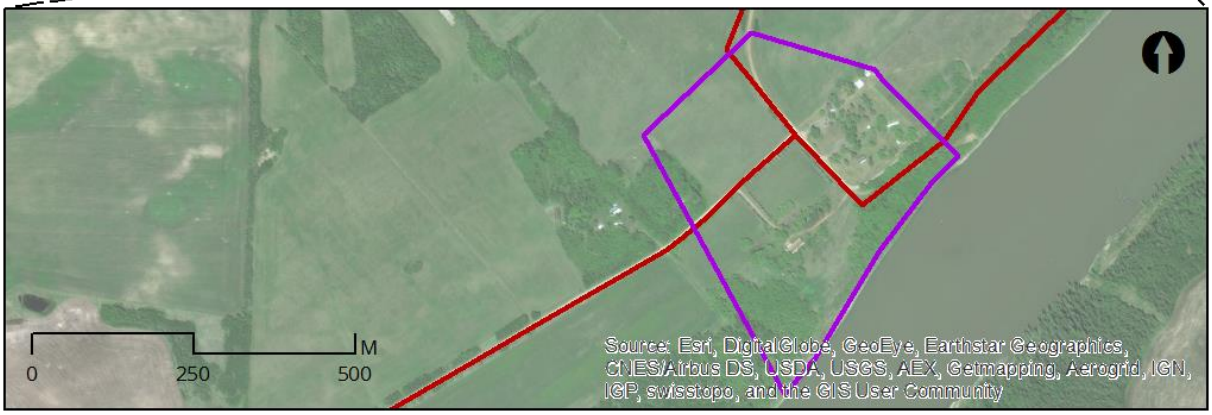


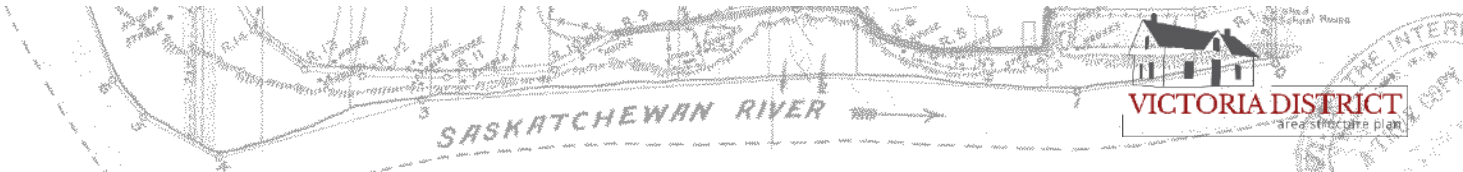
VIEWSCAPE D | VICTORIA SETTLEMENT

DESCRIPTION

The panoramic view looking south (down the hill) from Range Road 171A to the Victoria Settlement Provincial Historic Site, which includes the Pakan Church and the Clerk's Quarters.



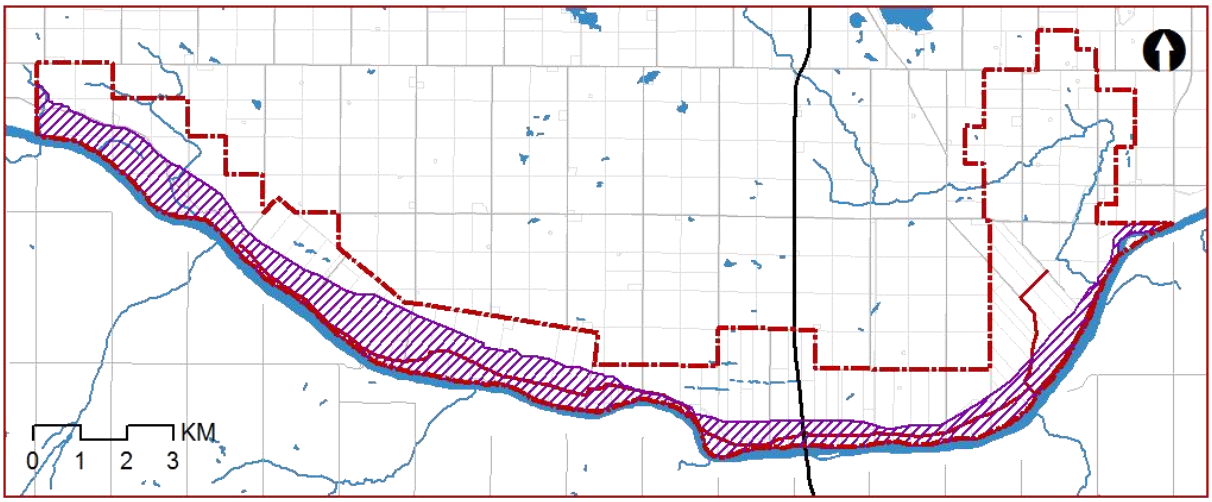


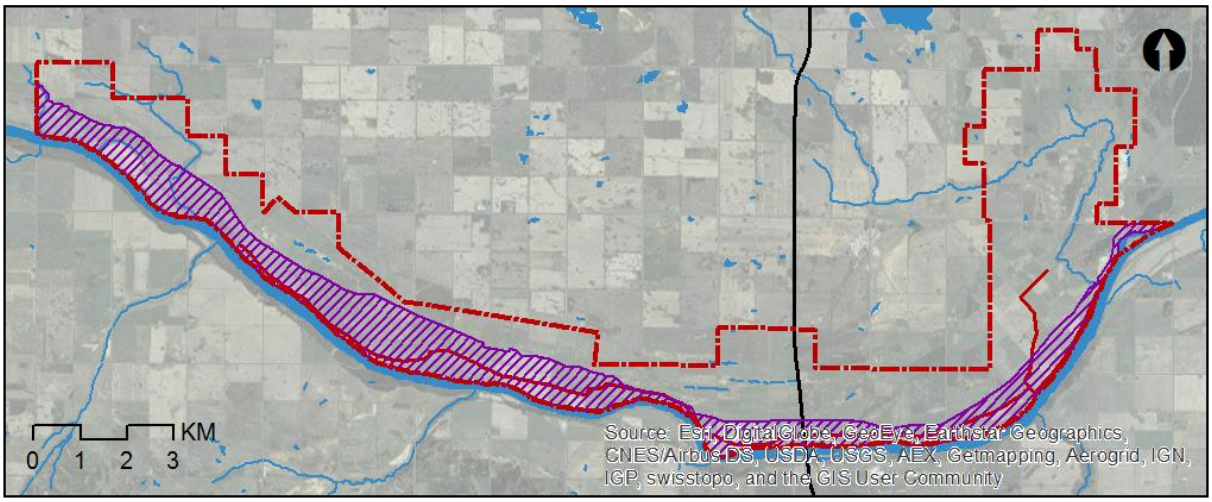


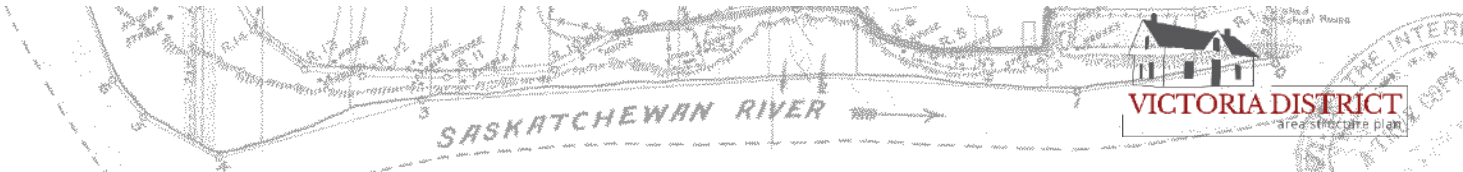
VIEWSCAPE E | THE RIVER & THE RIDGE

DESCRIPTION

The view along Victoria Trail with the North Saskatchewan River to the south and the long natural ridge to the north.



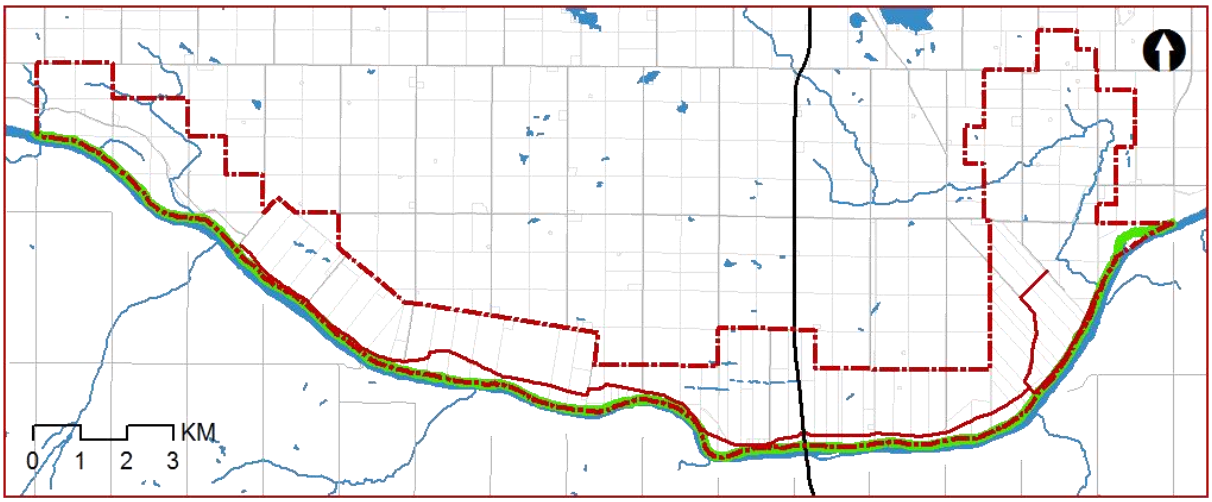


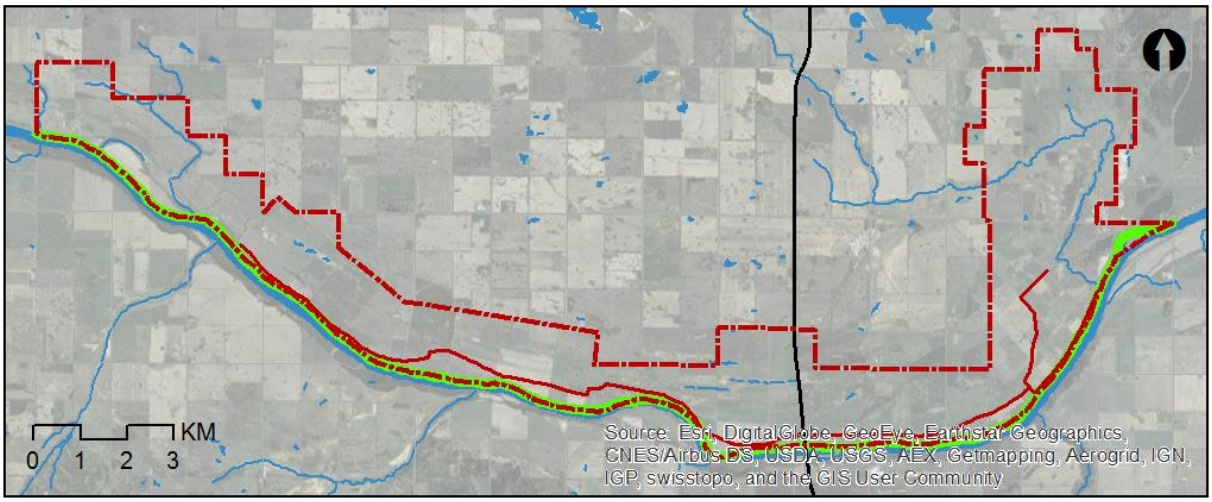


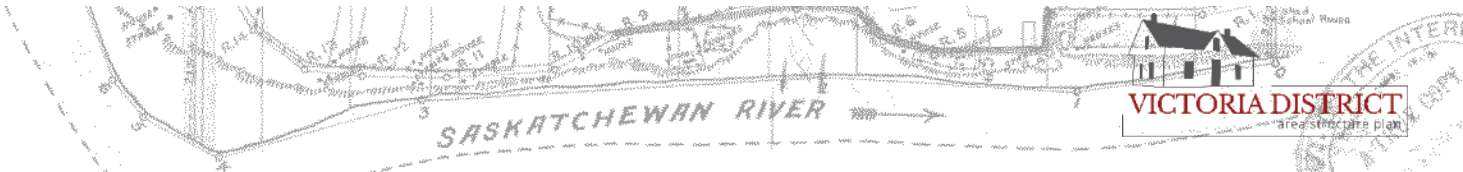
VIEWSCAPE F | WHERE WATER & LAND MEET

DESCRIPTION

The view of the Victoria District as seen from the North Saskatchewan River, with its dense overhanging bush interrupted by the occasional clearing to a farmhouse or ferry landing, and which captures a sense of the landscape as it appeared in the days of the fur trade.







PART 4 BUILT FORM & LAND USE

18. Future Land Use Concept

The future land use concept for the Victoria District is illustrated in the Future Land Use Map **(See Map 1 – Future Land Use).** The map contains a conceptual future land use pattern and transportation network for the community and is meant to convey the County's general intent for the plan area concerning the future direction of growth. The map is intended to be interpreted as a broad expression of land use policy and not as a precise description of proposed land uses related to specific parcels of land. The Future Land Use map is to be used in concert with the goals, objectives and policies of this plan.

The development concept reinforces the general pattern of development currently found within the Town while ultimately developing a more compact community which includes a broader range of residential, commercial and light industrial land uses.

Land Use Areas

The Land Use Areas shown on the **Map 1 – Future Land Use Areas** are defined as follows:

Agricultural Area refers to portions of the plan area currently in agricultural production, or where agricultural uses are the best future use of land due to local land use considerations.

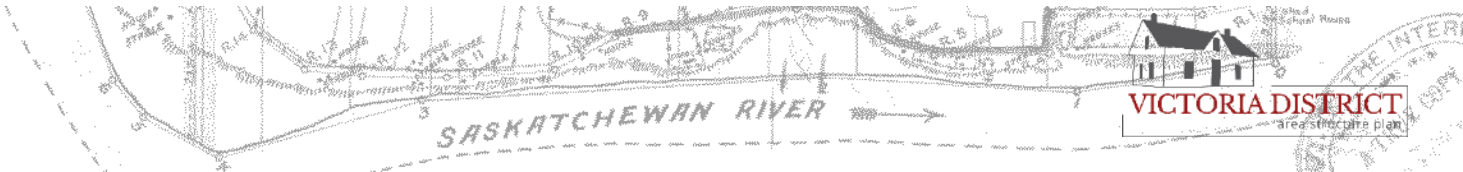
Country Residential Area refers to portions of the plan area that are currently developed as multi-lot country residential subdivisions, or where the Land Use Bylaw allows for the development of this form of residential development.

Commercial Area refers to areas where non-homebased commercial opportunities that complement and/or support the plan area's historic and environmental significance may develop in the future.

Heritage & Environment Area refers to the most culturally and environmentally significant parts of the plan area. This includes nationally, provincially, and municipally designated heritage sites, institutional uses, riparian areas, environmentally significant areas, and significant views from the Victoria Trail.

The future land use map identifies the above land use areas, as well as major roadways, service utilities, and trails.

The following subsections provides general policies which apply throughout the plan area and policies which will apply within each of the land use areas identified above with respect to built form and land use.



General Land Use Polices

The following policies apply to all lands within the plan area. The intent of these policies is to ensure the orderly and efficient development of land within the plan area and to ensure that new development occurs in a manner that is complimentary to the natural environment and heritage assets within the ASP area.

Objective: Encourage the orderly and efficient development of land within the plan area in a form that is complimentary to environmental and heritage assets.

Policy 22: The County will encourage houses to be oriented to maximize passive solar energy, natural shade and windbreaks, and to orient rooms such as kitchens and bedrooms based on light and heat requirements. The use of energy-efficient appliances and materials shall also be encouraged (see Figure 5).

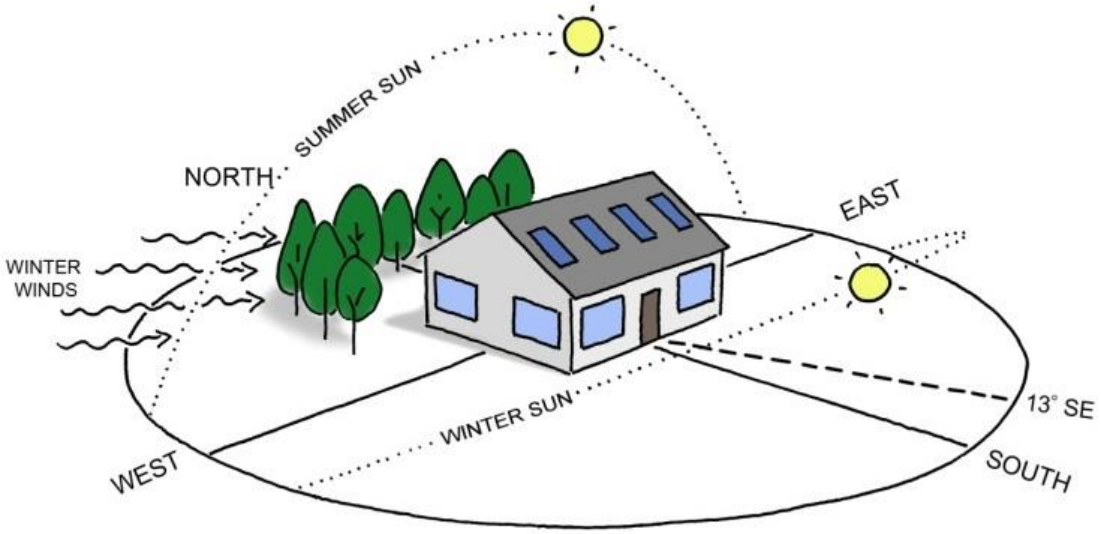
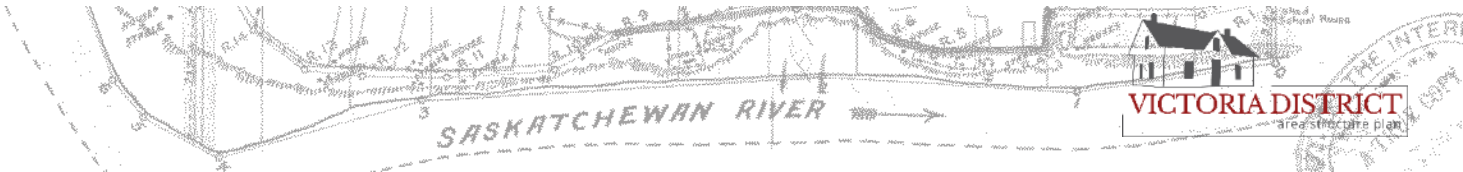


Figure 7 Solar Orientation and Wind Break Design for Passive Energy Conservation

Policy 23: New developments within residential areas shall be of a character that is compatible with and/or improves the existing physical character of the area.

Policy 24: Smoky Lake County may require subdivision and development applications near water bodies and watercourses to prepare an engineering and/or geotechnical study to determine an adequate setback based on soil conditions and slope stability.

Policy 25: No permanent structures, except for preserved or restored historical structures, will be allowed within the 1:100 year flood plain of any water course or wetland, unless proper flood proofing techniques are applied. A certificate from a



qualified, registered professional engineer or architect will be required by the County to confirm that the development has been properly flood proofed.

Policy 26: Smoky Lake County shall encourage flood plain and flood prone areas to be kept in their natural state or be used for recreational or agricultural use, where applicable.

Policy 27: Development on sandy or unstable soil may only be allowed if measures to control erosion are implemented. Development on flood susceptible areas or on unstable or steep slopes shall not be allowed.

Policy 28: New development will normally be contiguous to existing development and make efficient use of land, infrastructure and other community resources.

Policy 29: Small businesses that promote traditional handcrafts, artwork, cultural practices, low-impact seasonal recreational developments and local agriculture will be encouraged throughout the ASP area.

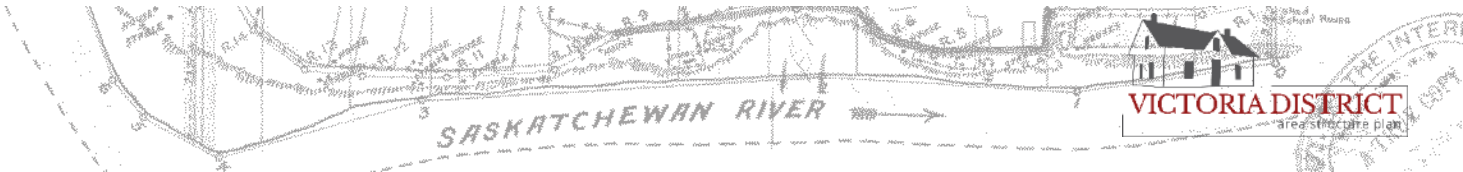
Specific Land Use Area Polices

The following policies apply to lands within the plan areas identified on **Map 1 – Future Land Use Areas**. The intent of these policies is to identify a future land use plan within the ASP area and to identify policies pertaining to the identified land uses within each area in a manner that is consistent with the vision and guiding principles of the Victoria District ASP..

19. Agricultural Development

Agriculture is (and historically been) the primary land use within the plan area and forms part of the basis for the Victoria District's historical and cultural significance. In addition to farming, grazing and livestock keeping, lands within this designation include individual rural residential dwellings, often developed in association with a farming operation. The County recognizes that non-intensive agricultural activities compliment the historical significance of the plan area, and may add to or enhance the heritage value of the Victoria District.

It is the intent of this plan to encourage the continuation of agricultural and rural residential land use, in a manner that compliments and enhances the Victoria District's historical and environmental significance.



Objective: **Private development within the plan area will continue to be predominately agricultural with limited multi-lot country residential development in areas outside of the identified viewscapes.**

Policy 30: The plan shall designate areas where agriculture development is the most suitable land use as Agriculture on **Map 1 - Future Land Use Map**.

Policy 31: Agricultural land uses on lands with constraints to country residential or commercial development shall be encouraged.

Policy 32: Shelterbelts, hedgerows and significant tree stands that articulate the plan area's historic subdivision pattern and contribute to the attractiveness of the local landscape shall be retained within the identified viewscape areas. Please refer to Policy 4 on pg. 22 for more information on the clearing of vegetation.

Policy 33: The consolidation of river lots into larger parcels shall be discouraged.

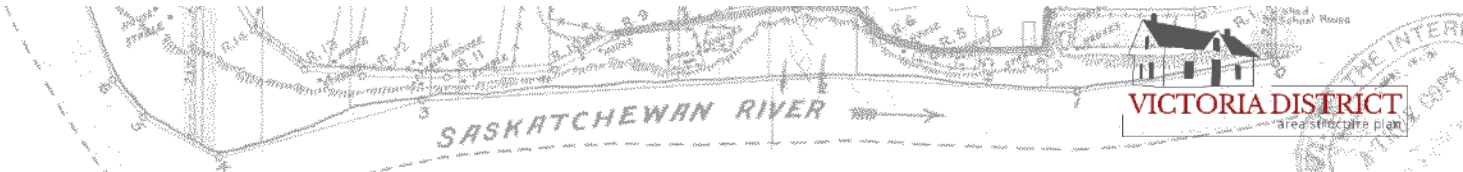
Policy 34: The uses allowed within the Agricultural Area shall be those uses listed as permitted and discretionary within the applicable district in the Smoky Lake County Land Use Bylaw.

Policy 35: Notwithstanding Policy 34, natural resource extraction and processing uses shall not be allowed where the development of such uses will be visible from a provincial or municipally designated heritage site or would be located within the identified viewscape areas.

20. Country Residential

Traditional multi-lot country residential development has not been a major form of housing in the Victoria District. Lands within the plan area districted as Agriculture (AG) in the County's Land Use Bylaw can be subdivided for up to 4 residential lots, ranging in area from 0.8 ha (2.0 ac) to 8.0 ha (20.0 ac). Properties that are districted Victoria Agriculture (A1) are limited to up to 3 residential lots per quarter section, ranging from 0.8 ha (2.0 ac) to 8.0 ha (20.0 ac) where a quarter section has not been subdivided into two 2 agricultural parcels.

The Smoky Lake County Land Use Bylaw includes a residential district intended to provide for country residential development in the Victoria District. The Victoria Residential (R3) District may be applied to regulate residential development on lands near or adjacent to the Victoria Trail. This district allows for the development of up to 1.54 single detached dwellings per net ha (0.6 dwellings per net ac), within a minimum lot area of 0.3 ha (0.75 ac), and a maximum lot area of 4.0 ha (10.0 ac). For single detached 'cluster residential developments',



up to 2.47 dwellings per net ha (1.0 dwellings per net ac) are permitted, with a maximum lot area of 0.2 ha (0.5 ac), and a minimum lot area at the discretion of the development authority. Currently, only one quarter section (NE 12-58-18-W4), immediately adjacent to the sole Country Residential (R3) property in the plan area, is designated Victoria Residential (R3).

It is the intent of this plan to allow existing country residential development that is in association with agricultural operations, and to ensure that new residential developments respect the plan area's agricultural heritage, as well as its areas and features of environmental and cultural significance. Traditional multi-lot or cluster country residential housing in the plan area may also be encouraged outside of the identified viewscape areas in **Part 3** of the ASP.

Objective: **Encourage residential development and architectural forms that reflect the area's cultural heritage, unique built forms, settlement pattern and ecological features.**

Policy 36: Multi-lot and cluster country residential subdivision may be allowed within the Country Residential Area, Agricultural Area and the Heritage and Environment Area shown on **Map 1 - Future Land Use** in areas outside of the identified viewscapes in Part 3 of the ASP where the proponent has demonstrated that:

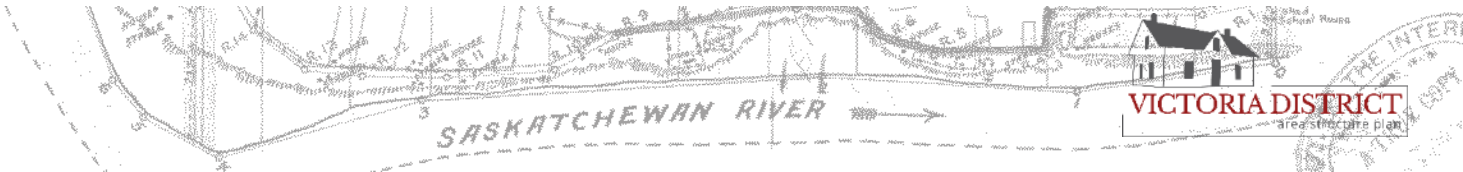
a) The proposed subdivision is consistent with the design guidelines identified within this plan; and

b) Where applicable, the proposed subdivision will retain river lot hedge rows.

Policy 37: Notwithstanding policy 36, multi-lot or cluster residential development shall be prohibited on lands within 400 metres of municipal or provincial historic sites within the Plan area.

Policy 38: Applications for multi-lot or cluster residential subdivision shall require the submission of a neighbourhood structure plan or outline plan, to the satisfaction of the Subdivision Authority. If an amendment to the Land Use Bylaw is required to facilitate the subdivision then the neighbourhood structure plan must be provided prior to or concurrently with the redistricting application. The requirements of a neighbourhood structure plan or outline plan, including provisions for public consultation, are detailed in **Part 5: Putting into Practice**.

Policy 39: Subdivision for the purpose of creating additional residential lots must retain, where applicable, the linear river lot boundaries as a part of any new parcels.



Policy 40: The construction and development of residential dwellings shall retain mature trees and natural features (including shelterbelts and hedgerows) in order to minimize the impact on the land and the plan area's historic subdivision patterns.

Policy 41: Subdivision and development proposals considered to be located within or adjacent to a high wildfire hazard area may be required to take into consideration FireSmart: Protecting Your Community from Wildfire design principles. Approvals of such an application may include conditions that require the implementation of FireSmart principles and fire prevention measures. Notwithstanding Policy 40, where the implementation of FireSmart principles would require the removal of vegetation clearing shall be permitted by the development authority with the condition that the vegetation is replaced with less combustible vegetation to the satisfaction of the Development Authority.

Policy 42: Lots created as a part of multi-lot or cluster country residential development shall not be provided with direct access onto existing municipal or provincial roads; access to these lots shall normally be from internal subdivision roadways only. The subdivision authority will have the discretion to vary this requirement where the site is bounded by two or more existing municipal roads.

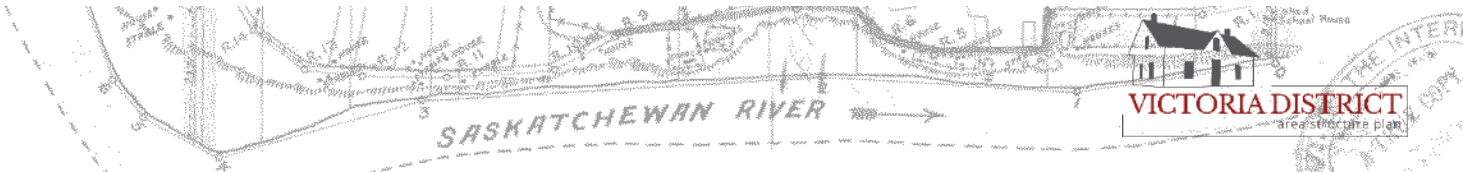
Policy 43: No further subdivision will be permitted south of Victoria Trail throughout the Plan Area.

21. Commercial

Apart from agricultural operations, there are very few commercial businesses in the plan area. The only commercial uses within the Plan Area are the campground and environmental recreation facility associated with Métis Crossing. However, Metis Crossing has indicated that they may wish to pursue expansion of their holdings and the County wished to encourage tourism related development within the Plan area.

Within the south-central portion of the plan area are a series of parcels near Highway 855 that are districted 'C2 – Victoria Commercial District.' The general purpose of this District is to control development in the vicinity of the Victoria Trail in order to ensure that future commercial development in this area is compatible with significant cultural landscapes in the Victoria Trail area.

This plan encourages commercial developments that provide services to local residents and visitors, maintains the visual characteristics of the local landscape, and promotes the plan area's significant cultural and environmental features. These types of commercial development may include campgrounds, sport and recreation equipment rentals, interpretation centres, & businesses that promote traditional handcrafts, artwork and cultural practices, etc.



Objective: **Encourage commercial developments that support traditional land practices, settlement patterns, local agricultural history, and ecological features within the Plan Area.**

Policy 44: Smoky Lake County shall discourage resource extraction or processing operations from locating within the plan area, within view of municipal, provincial or federal historic sites, in order to protect the area's viewscapes, as well as significant cultural and environmental features.

Policy 45: The development of home-based businesses shall be encouraged throughout the plan area, consistent with provisions in the Smoky Lake County Land Use Bylaw.

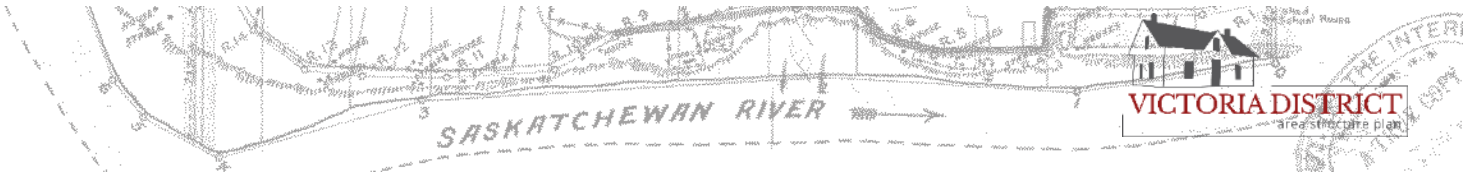
Policy 46: Commercial operations that are not home-based or agricultural-based will be encouraged to develop on lands designated as Commercial on **Map 1 – Future Land Use**.

Policy 47: Applications for significant commercial developments, or commercial developments on lands designated as Commercial on **Map 1 – Future Land Use**, shall require the submission of a neighbourhood structure plan or outline plan, to the satisfaction of the Development Authority. The requirements of a neighbourhood structure plan or outline plan, including provisions for public consultation, are detailed in **Part 5: Putting into Practice**.

Policy 48: Commercial businesses may operate on lands designated as Heritage and Environment on Map 1 Future Land Use of this plan, if developed in association with a museum, historic park, or a similar enterprise. Additional tourism oriented businesses and agri-commercial uses may also be allowed within this area in accordance with the County's Land Use Bylaw.

22. Heritage & Environment

This plan acknowledges the equal significance of local environmental and heritage assets, and their interdependent relationship with one another. Significant Heritage and environmental features are jointly identified on **Map 1 - Future Land Use** as the Heritage & Environment Area. The intent of this designation is to identify areas where major cultural and environmentally significant assets (i.e. heritage properties, archeological sites, significant slopes, riparian areas, etc.) are present, and to protect these areas into the future, so that they may remain as valued assets for the Victoria District.



Objective: **Preserve and protect cultural and environmental features in the plan area by limiting development opportunities in these areas to land uses that complement the natural beauty and historical significant of the local landscape.**

Policy 49: The Heritage & Environment designation identified on **Map 1 - Future Land Use** of this plan shall include:

- Lots containing all municipally, provincially, or federally recognized historic sites;
- A 30 metre wide buffer on either side of the Victoria Trail;
- A 30 metre wide buffer along all water bodies or water courses;
- Environmentally Significant Areas identified by the province; and
- All significant slopes (greater than 15%).

Policy 50: Within the Heritage & Environment Area agricultural, recreational, tourism and institutional land uses shall be encouraged.

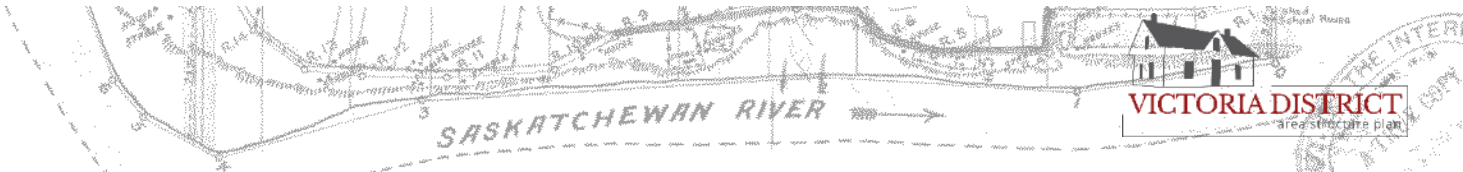
Policy 51: The plan recognizes that non-intensive agricultural activities compliment the historical significance of the plan area, and may add to or enhance the heritage value of the Victoria District.

Policy 52: The plan shall encourage the development of agricultural land use activities on private properties where the Land Suitability Assessment has indicated that there are multiple development considerations that represent constraints to country residential or commercial development.

Policy 53: Agricultural and rural developments in the Heritage and Environment area shall retain existing shelterbelts, hedgerows and significant tree stands that articulate the plan area's historic subdivision pattern and contribute to the attractiveness of the local landscape.

Policy 54: The consolidation of river lots into larger parcels shall be discouraged.

Policy 55: Natural resource extraction and processing uses shall not be allowed where the development of such uses will be visible from a provincial or municipally designated heritage site or would be located within the identified viewscape areas.



23. Infrastructure & Utilities

Policy 56: Water and sanitary services for all developments in the plan area shall be provided as individual onsite systems, and meet all provincial and municipal servicing requirements.

Policy 57: Stormwater management for developments in the plan area shall be provided by the developer, through onsite retention methods to the satisfaction of the Development Authority and Alberta Environment.

Policy 58: Individual franchise utilities (i.e. power, telecommunications, etc.) in the plan area shall be provided underground wherever possible to eliminate visual clutter that may negatively impact local viewscapes.

Policy 59: Development adjacent to a highway, or the intersection of a highway and a local road will require approval from Alberta Transportation. If improvements to the intersection of a highway and a local road are required as a result of the proposed development then the cost of those improvements will be borne by the proponent.

Policy 60: New development will not be allowed where the development would obstruct site lines at an intersection of two local roads and create a traffic hazard.

24. Recreation & Reserves

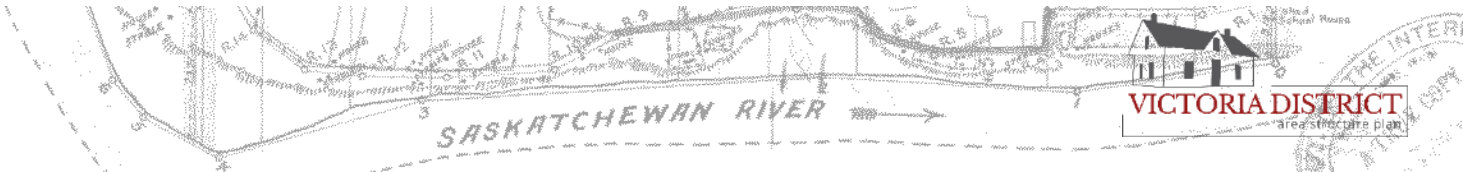
Policy 61: Smoky Lake County shall utilize municipal reserve dedications to develop a multi-use trail network adjacent to the Victoria Trail throughout the plan area that promotes the discovery of local heritage resources.

Policy 62: Municipal reserves shall be provided by a full dedication of land, cash-in-lieu of land, or a combination of both, to facilitate the establishment of a plan area-wide connective trail system that promotes the exploration of local heritage sites.

Policy 63: Smoky Lake County shall cooperate with provincial and federal stakeholders to explore opportunities to connect a local trail network with local heritage resources.

25. Design Guidelines

Within the plan area are 4 historically and culturally significant structures that are emblematic of the Victoria District's architectural vernacular. The unique architectural features of these structures (River Lot #3, Anderson House, McDonald House, and Fort Victoria), serve as the basis for design guidelines within this plan and are identified in **Appendix B - Significant Architectural Features.** The guidelines in this section are



intended to ensure that future residential developments in the plan area also demonstrate elements of the historic architectural vernacular of the Victoria District.

Policy 64: Policies within this section apply to the entire plan area. However, the Design Guidelines do not apply to agricultural use buildings or buildings accessory to agricultural uses.

Policy 65: To ensure consistency with the design guidelines in this section new buildings, excluding those buildings which are accessory to agricultural uses must submit elevation and façade information with a development permit application to the satisfaction of the Development Authority. The Development Authority will have the discretion to waive this requirement if the developed building shall not be visible from the Victoria Trail.

Building Orientation and Siting

Policy 66: New residential buildings and buildings accessory to residential uses shall be required to incorporate some aspects of the Significant Architectural Features identified in **Appendix B,** to the satisfaction of the Development Authority.

Policy 67: New commercial and institutional buildings and buildings accessory to commercial and institutional uses may be required to incorporate aspects of the Significant Architectural Features identified in **Appendix B** to the satisfaction of the Development Authority.

Policy 68: Future residential, commercial and institutional developments in the plan area shall be orientated so that the front or main entrance of the principle building is facing either south (to the North Saskatchewan River), or in direction of the Victoria Trail.

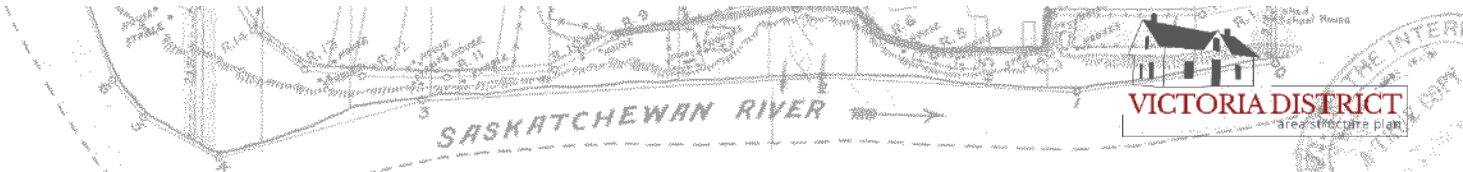
Building Height and Massing

Policy 69: Two of the three options below must be met; however, meeting all three options is encouraged:

Option 1: Future residential developments in the plan area shall be a maximum of two storeys in height (not including the roof).

Option 2: Rooflines of future developments in the plan area shall incorporate a steeply pitched roof (a rise/span ratio of 14:12 or greater).

Option 3: Future residential, commercial and institutional developments in the plan area shall generally be rectangular in shape.



Building Symmetry

Policy 70: Building features such as doors, windows, chimneys, dormers, gables, should achieve symmetry in the overall design of future residential, commercial and institutional buildings within the plan area.

Policy 71: New residential buildings visible from the Victoria Trail should include a centred gabled dormer similar to the gabled dormer on Anderson House and the Clerks House in **Appendix B** along the wall of the building adjacent to the Victoria Trail or alternately, along the wall of the building that is visible from the Victoria Trail.

Building Colour and Materials

Policy 72: Two of the three options below must be met; however, meeting all three options is encouraged:

Option 1: Heritage colours and/or natural wood shades shall be the principle colour of future residential, commercial and institutional buildings within the Heritage and Environment Area, the Commercial AERA and the Country residential Area. Other colours may be used to highlight design and accent features such as trim, fascia, windows, doors, and porches.

Option 2: Exterior finishes of future residential, commercial and institutional developments shall utilize or simulate the use of horizontal wood and/or shingle siding on the portion of the structure facing Victoria Trail and/or visible from the Victoria Trail.

Option 3: For new developments, shingles or other roofing materials are to be selected from solid dark colour shades or heritage colours.

26. Lighting

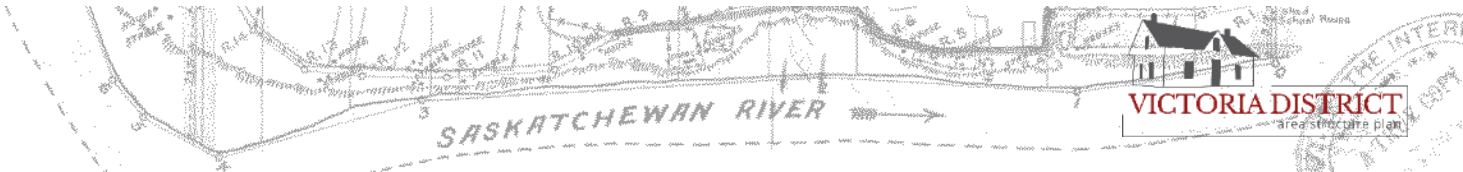
Policy 73: Lighting should be encouraged to adhere to Dark Sky Design principles and should be used to highlight only the area required to receive light. Light trespass onto adjacent properties should be avoided.

Policy74: Lighting fixtures which incorporate flood lights to illuminate large areas of the site or a building shall not be permitted.

Policy 75: Notwithstanding Policy 73 and 74, lighting policies shall not apply to agricultural developments.

27. Wayfinding

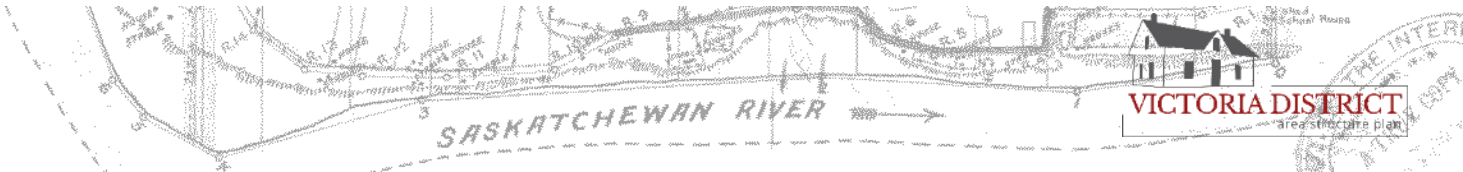
Policy 76: Smoky Lake County shall work with local stakeholders to explore creating a unified wayfinding system and signage to provide directional information,



information on the area's history and national significance, and to identify significant cultural and environmental features.

Policy 77: Lookout points or viewpoints to the North Saskatchewan River and historic settlement areas will be encouraged in conjunction with a local trail network to provide areas for residents and visitors to enjoy scenic views.

Policy 78: All signage shall conform to the regulations contained in the Smoky Lake County Land Use Bylaw.



PART 5 PUTTING INTO PRACTICE

This section of the Victoria District Area Structure Plan is intended to inform and guide the local decision making and application processes of County Council, administration, local residents, development proponents, heritage groups, and provincial/federal heritage agencies, and encourage a culture of cooperation and collaboration among stakeholders.

28. Review

This plan shall be reviewed by County Council and administration every 5 years to ensure that the goals and policies contained in this document reflect the values of Smoky Lake County, and are effective tools to achieve the overall vision of the plan.

The maps of this document shall also be reviewed at this time to ensure that they reflect current geophysical information and land use patterns.

This review should also consider:

- The impact (if any) of development(s) on the intersection of Highway 855 and Victoria Trail;
- The needs of local emergency service providers;
- The impact (if any) of development(s) on local school boards, or the County's ability to provide hard and/or soft services to local residents;

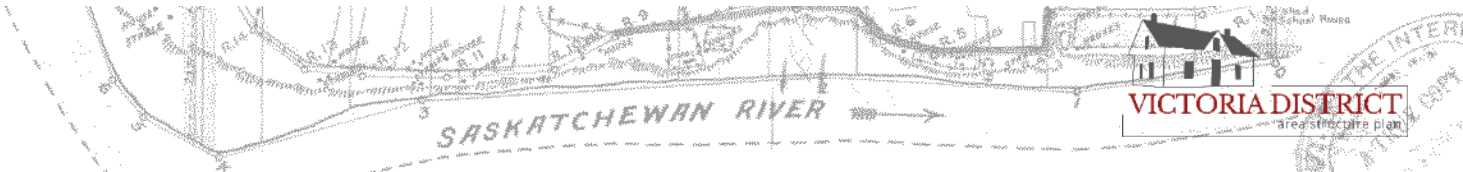
During this regular review, Smoky Lake County will consult with local heritage groups and provincial and federal agencies with interests in the Victoria District to gather their opinions on the plan's policies and opportunities for improvement/modification.

If amendments to the Plan are proposed as a result of the review, Smoky Lake County will host a public meeting to discuss the status of the Victoria District Area Structure Plan, review areas in the document where changes may be made, and solicit feedback on local land use issues that the plan may be suited to address more effective.

With this information, Smoky Lake County may proceed with textual or mapping amendments to the plan.

29. Amendment

In the future, outside of the aforementioned review period, an application for amendment to this plan may be initiated by Smoky Lake County or a development proponent. In receiving and evaluating an amendment to this plan, Smoky Lake County will circulate the application to local heritage groups and provincial/federal agencies (in addition to regular circulation



stakeholders) to collect and consider their thoughts on the issue. County Council shall also consider the findings of the Victoria District Area Structure Plan Background Report when reviewing an amendment to this plan.

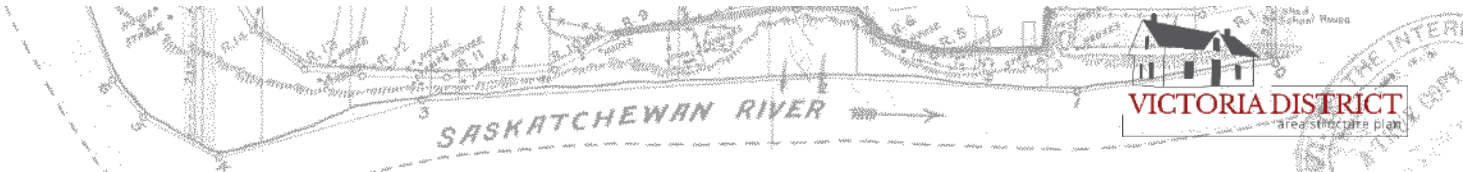
In addition to the required public hearing, an amendment to this plan must include, at minimum, one public meeting to provide local residents and area stakeholders with an opportunity to review the amendment application and provide feedback. Guidelines for public meetings are addressed in the **Public & Stakeholder Consultation** section in this Part.

30. Subdivision and Development

Subdivision and development in the plan area must be consistent with the goals and policies of this plan. Any application that would propose to amend the future land use areas on Map 1 will require an amendment to this plan.

Policy 79: An application that proposes to create a multi-lot subdivision must be first preceded by the submission of a neighbourhood area structure plan or outline plan, to the satisfaction of Council and the Subdivision Authority. In addition to describing the proposed layout of the subdivision and phasing of the development, the County may request that the plan include the following information:

- How the proposed development satisfies the requirements of applicable provincial legislation, regulations, policies and the North Saskatchewan Regional Watershed Management Plan;
- Existing and planned land use developments;
- Density, siting, transportation access, and servicing;
- Architectural controls including information regarding how the design, size, and height of proposed structures conforms the design guidelines in this Plan;
- Soil and agriculture capability;
- Historical, cultural, and archeological resources impact assessment and clearance from AB Culture and Tourism;
- Figure identifying hazardous (including steep and soft slopes) and environmentally significant areas as identified in a geotechnical report or similar study;



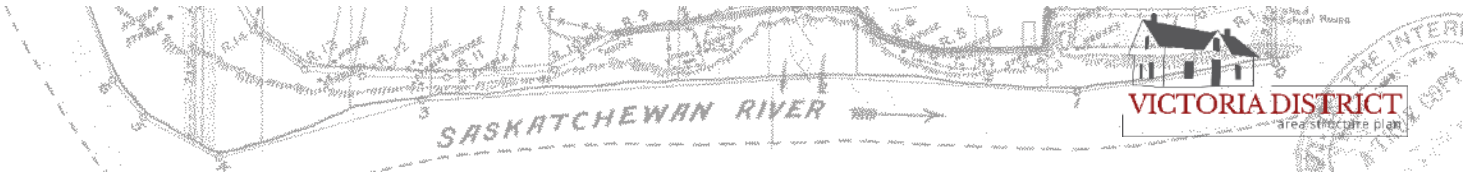
- Setbacks for natural resource extraction sites, sewage lagoons, landfills, or any other development that may require buffering or space separation;
- The location and plan for the dedication and creation of municipal reserve, municipal school reserve, environmental reserve, and environmental reserve easements;
- Parks, trails, open spaces, and amenities suitable to the proposed land uses;
- The principles of FireSmart and Dark Sky;
- Potential impacts on local traffic and regional infrastructure (where applicable);
- Geophysical, hydrological, and environmental studies including where required, a wetland assessment prepared by a qualified professional;
- Emergency Response and Preparedness Plan; and
- Any other matters that the County deems appropriate.

Policy 80: An application for commercial development not associated with a home-based occupation or agricultural operation may also require the submission of an outline plan at the time of application. In addition to the aforementioned requirements, the Development Authority may request that the outline plan address:

- Parking;
- Outdoor storage and display;
- Hours/season of operation; and
- Any other matters that the Development Authority deems appropriate.

Policy 81: All subdivision applications and development permit applications for discretionary uses will be circulated to the Heritage Board for comment.

Policy 82: In the event that a proposed subdivision or development may, in the opinion of the Development Authority, have an impact on a heritage site or resource identified within this Plan, a pre-application consultation meeting with the Smoky Lake Heritage Board will be required and a summary of the meeting shall be provided to the County. The County will not consider the application complete until the meeting has been held and the summary has been received from the Heritage Board. The Heritage Board will have 20 days from the date of the meeting to provide the County with a summary.



Public & Stakeholder Consultation

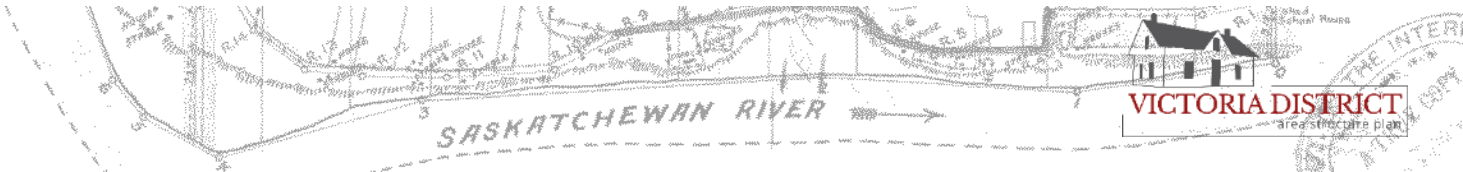
Local landowner knowledge and participation is an invaluable asset in this plan's implementation and success. When public and stakeholder consultation in the plan area is required, the following guidelines shall be implemented by the Development Authority in the assessment and approval of a public consultation program.

- The public open house(s) shall provide a presentation of the proposed amendment/issue, and an opportunity for formal and informal public participation.
- Notice of the public consultation session shall be provided through multiple mediums, such as online/social media platforms, newspaper advertisements, physical advertisements in public spaces where residents of the plan area may gather, direct mailings, and/or any other effective form of notification as determined by the Development Authority.
- Notices for the public consultation session should be initiated a minimum of two weeks before the intended date of engagement.
- Opportunities should be made available for persons unable to attend the proposed public consultation session to review the presentation materials, consult with the proponents, and provide feedback on the issue at hand.
- Feedback from local residents and stakeholders shall be collected by the proponent and made available for review by the Development Officer and Council as a part of any report or amendment application.

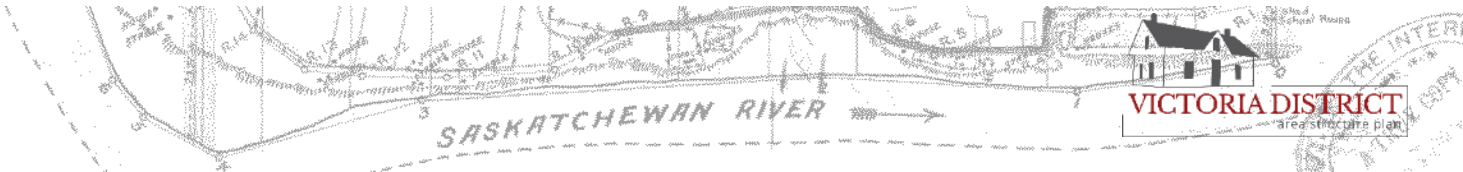
31. Provincial and Federal Coordination

Smoky Lake County shall maintain a strong and open working relationship with provincial and federal agencies involved in the designation, maintenance, operation, and funding of local historic sites. Together with the local Heritage Board, Smoky Lake County shall explore opportunities to work with the federal and provincial counterparts to:

- Further identify, protect, and maintain significant cultural and heritage resources within the plan area.
- Develop a program to jointly promote the entire Victoria District as a locally, provincially, and nationally significant area.
- Develop an integrated wayfinding system that includes signage, online promotion, and mapping to promote all significant features of the Victoria District to potential visitors.



» Remain in regular communication with one another in order to identify significant land use issues that affect environmentally and historically significant features in the plan area, and to identify opportunities to enhance or expand cultural programs and assets.



ASP MAPS

Map 1 – Future Land Use Areas

Map 2 – Historic Resources

Map 3 – Location of Buildings

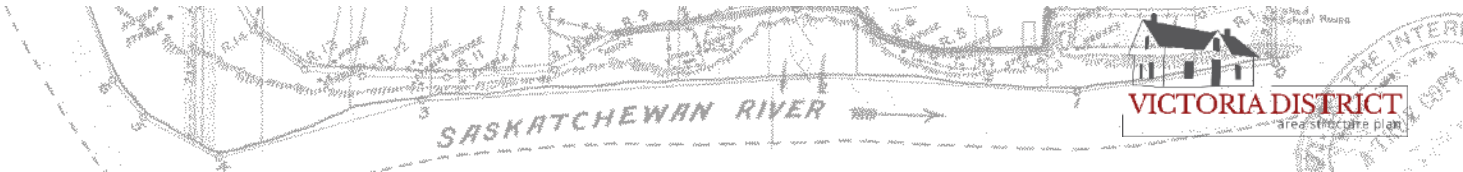
Map 4 – Significant Environmental Features

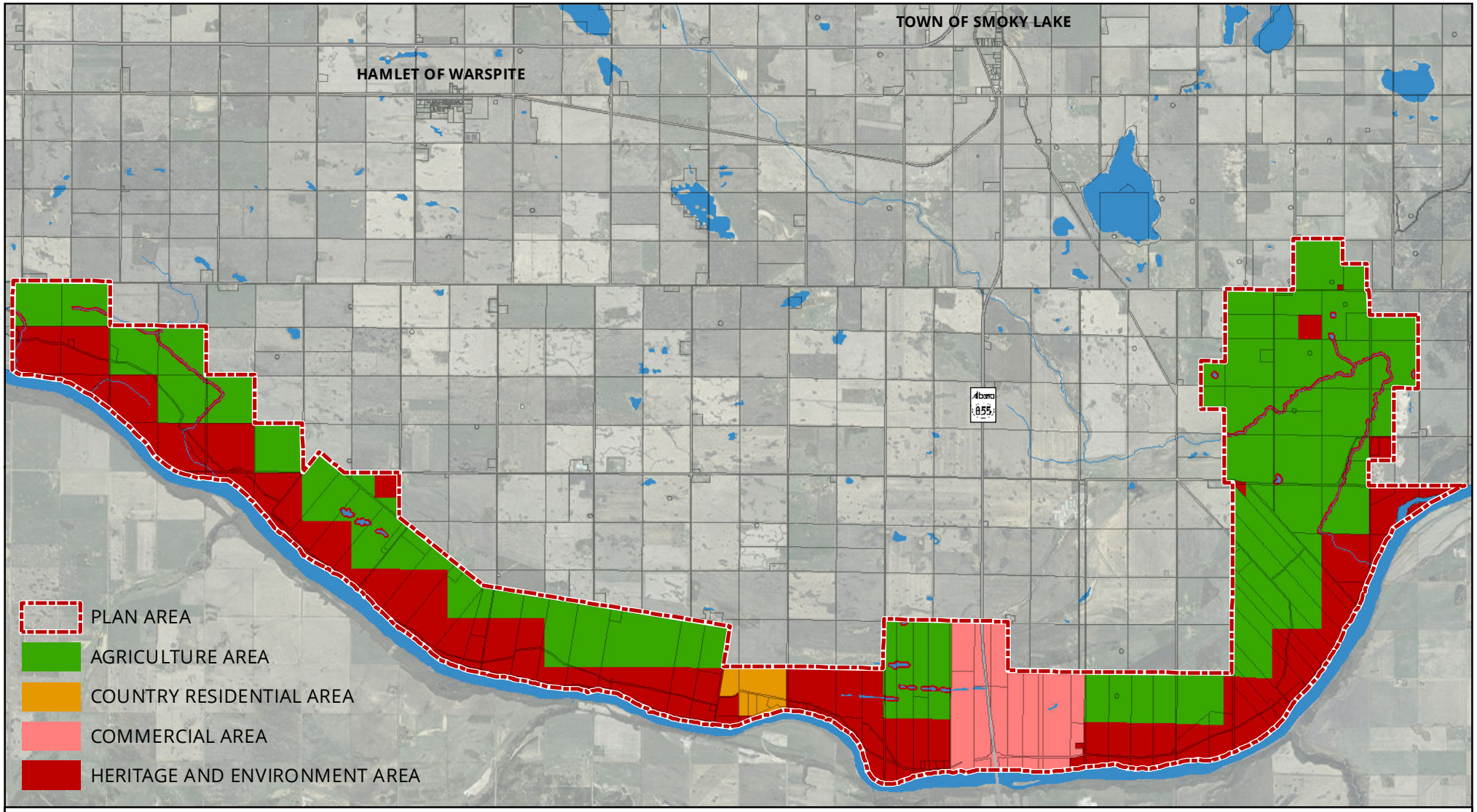
Map 5 – Agricultural Capability

Map 6 – Ungulate Capability

Map 7 – Location of Known Aggregate Resources

Map 8 – Land Suitability Assessment for Development





MAP 1 FUTURE LAND USE AREAS

VICTORIA DISTRICT
area structure plan

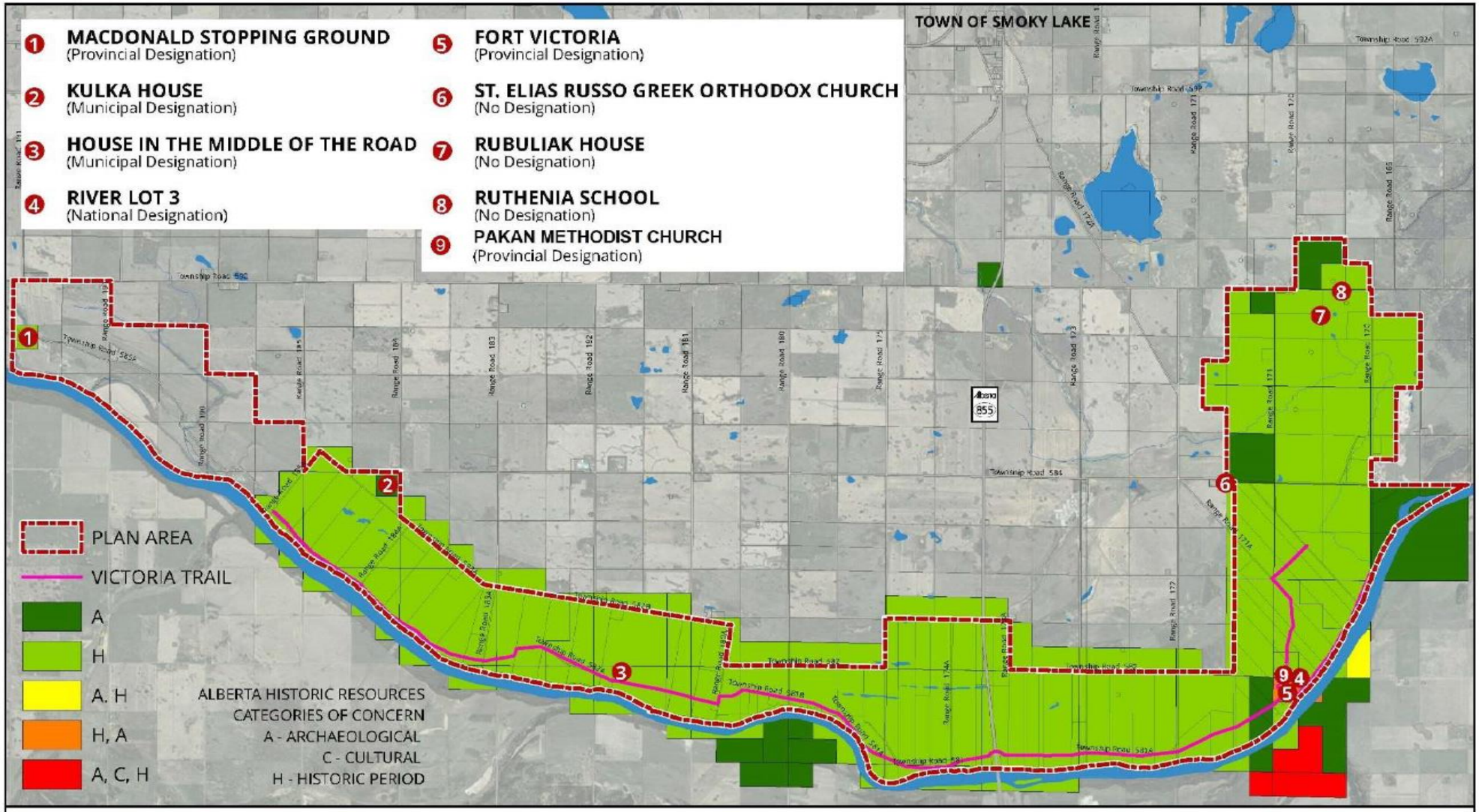
0 1 2 3 4 5 KM

NORTH

Smoky Lake COUNTY

MPS
MUNICIPAL PLANNING SERVICES LTD.

DIGITAL INFORMATION: GEOGRATIS, ESRI, AND ALTALIS
PROJECTION: UTM NAD 83 12N



MAP 2 HISTORIC RESOURCES

VICTORIA DISTRICT
area structure plan

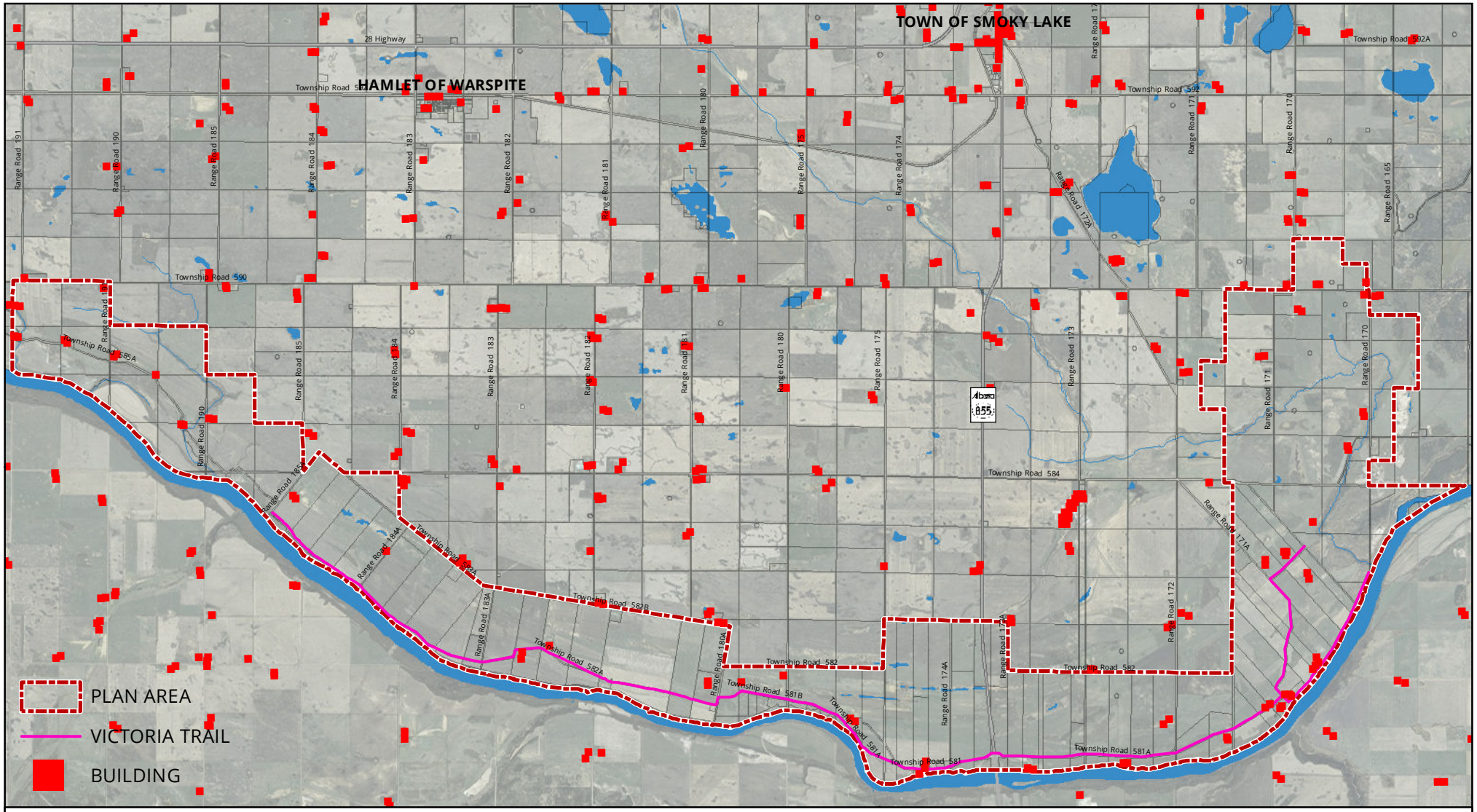
0 1 2 3 4 5 KM

NORTH

Smoky Lake COUNTY

MPS
MUNICIPAL PLANNING SERVICES LTD.

DIGITAL INFORMATION: GEOGRATIS, ESRI, AND ALTALIS
PROJECTION: UTM NAD 83 12N



MAP 3 LOCATION OF BUILDINGS

VICTORIA DISTRICT
area structure plan

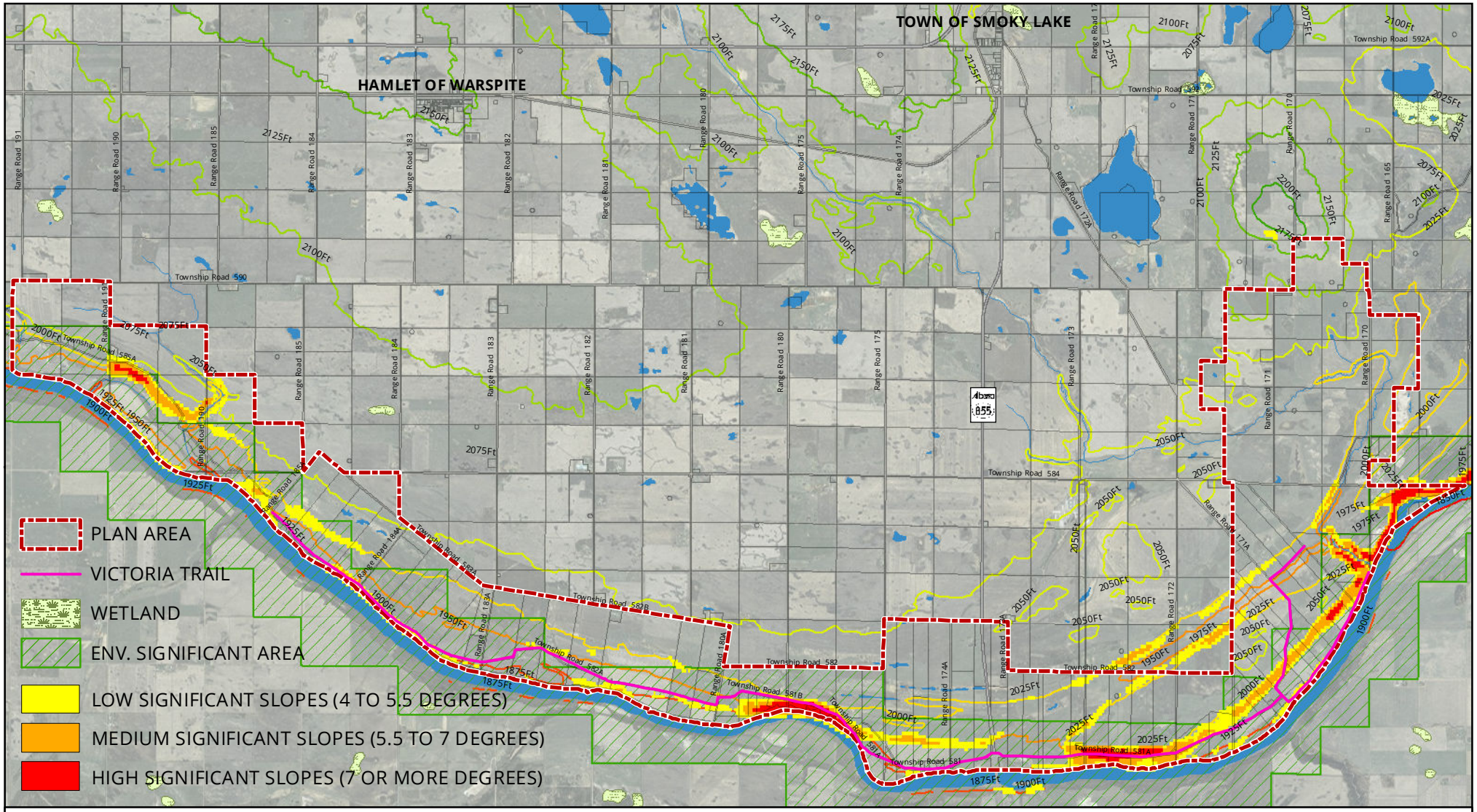
0 1 2 3 4 5 KM

NORTH

Smoky Lake COUNTY

MPS
MUNICIPAL PLANNING SERVICES LTD.

DIGITAL INFORMATION: GEOGRATIS, ESRI, AND ALTALIS
PROJECTION: UTM NAD 83 12N



MAP 4 SIGNIFICANT ENVIRONMENTAL FEATURES

VICTORIA DISTRICT
area structure plan

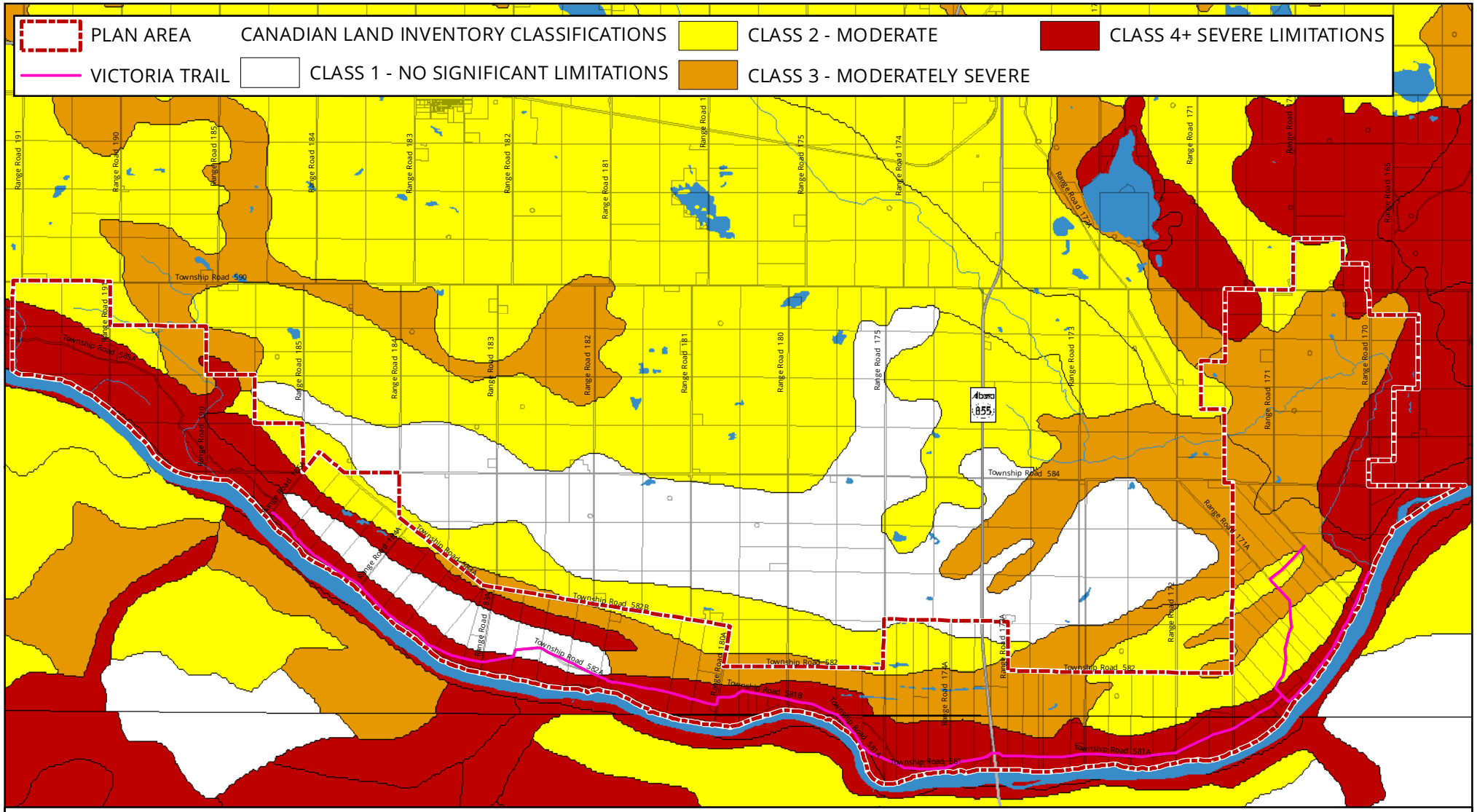
0 1 2 3 4 5 KM

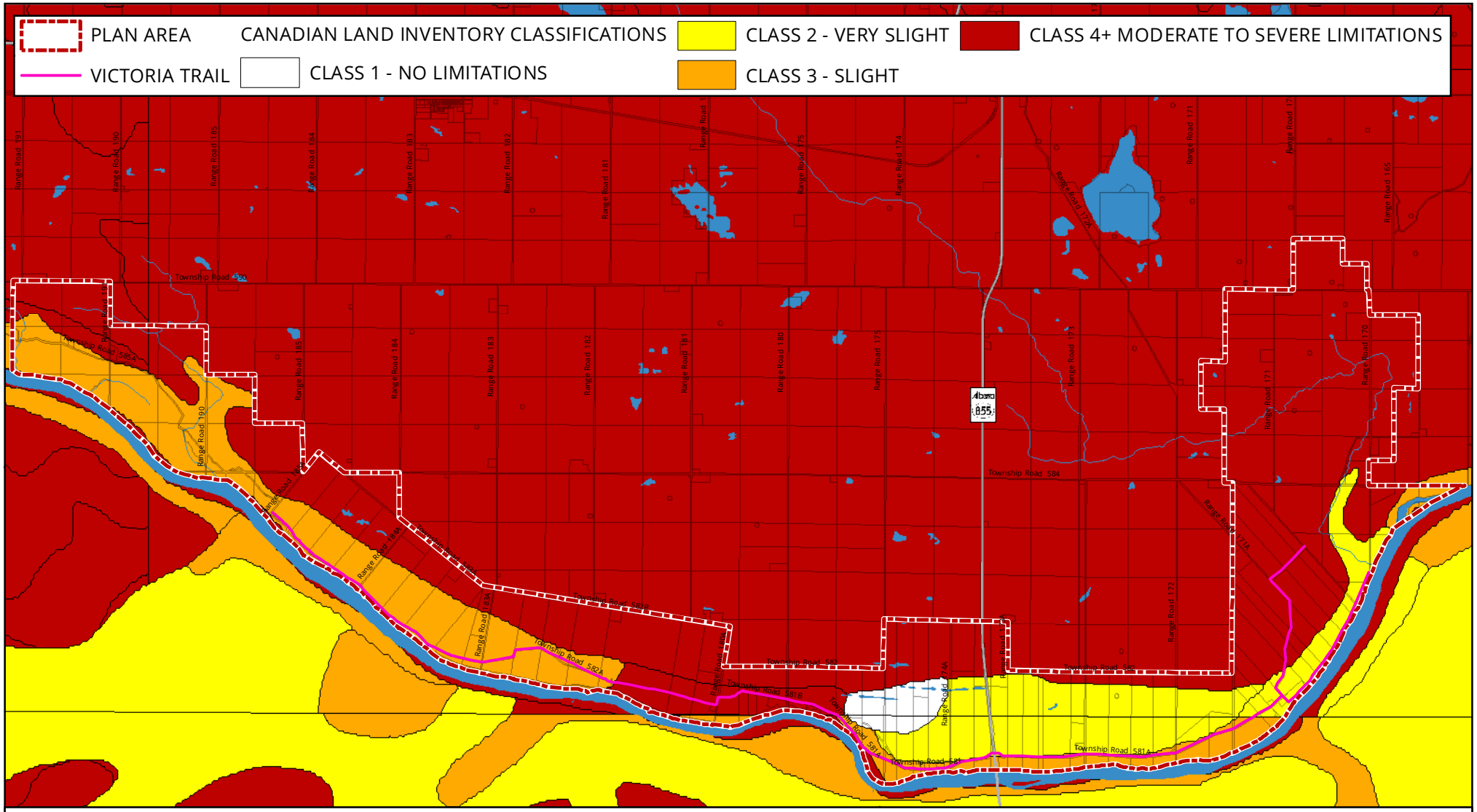
NORTH

Smoky Lake COUNTY

MPS
MUNICIPAL PLANNING SERVICES LTD.

DIGITAL INFORMATION: GEOGRATIS, ESRI, AND ALTALIS
PROJECTION: UTM NAD 83 12N


PLAN AREA
VICTORIA TRAIL
CANADIAN LAND INVENTORY CLASSIFICATIONS
CLASS 1 - NO SIGNIFICANT LIMITATIONS
CLASS 2 - MODERATE
CLASS 3 - MODERATELY SEVERE
CLASS 4+ SEVERE LIMITATIONS
Range Road 191
Range Road 190
Range Road 185
Range Road 184
Range Road 183
Range Road 182
Range Road 181
Range Road 175
Range Road 174
Range Road 173
Range Road 171
Range Road 170
Range Road 165
Township Road 590
Township Road 585
Township Road 584
Township Road 582B
Township Road 582A
Township Road 582
Township Road 581B
Township Road 581A
Township Road 581
Range Road 180A
Range Road 171A
Range Road 172
Range Road 173A
Range Road 174A
Range Road 175A
Range Road 181A
Range Road 184A
Range Road 185A
Range Road 190A
Range Road 191A
Range Road 192
Range Road 193
Range Road 194
Range Road 195
Range Road 196
Range Road 197
Range Road 198
Range Road 199
Range Road 200
Range Road 201
Range Road 202
Range Road 203
Range Road 204
Range Road



MAP 6 UNGULATE CAPABILITY

VICTORIA DISTRICT
area structure plan

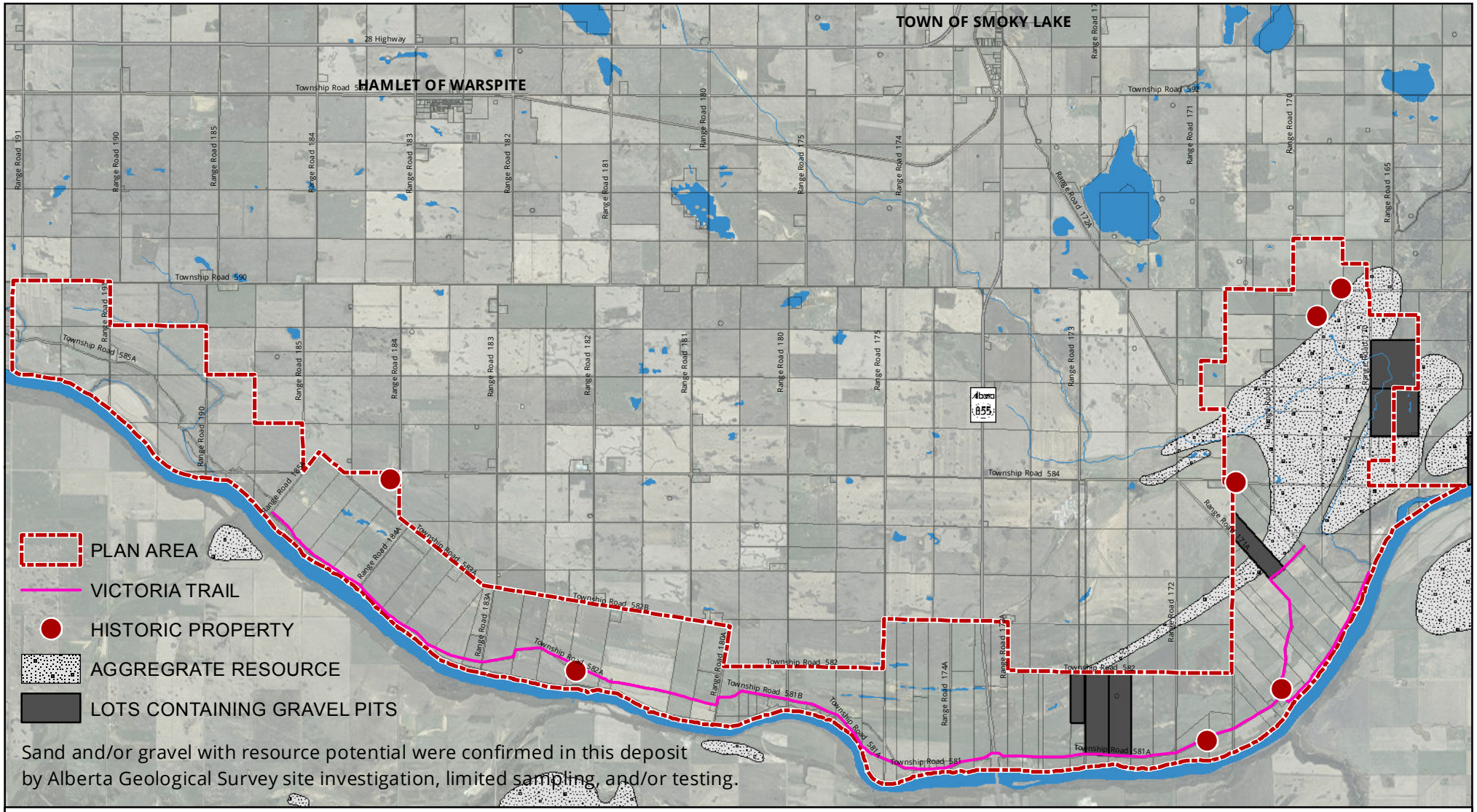
0 1 2 3 4 5 KM

NORTH

Smoky Lake COUNTY

MPS
MUNICIPAL PLANNING SERVICES LTD.

DIGITAL INFORMATION: GEOGRATIS, ESRI, AND ALTALIS
PROJECTION: UTM NAD 83 12N



MAP 7 LOCATION OF KNOWN AGGREGATE RESOURCES

VICTORIA DISTRICT
area structure plan

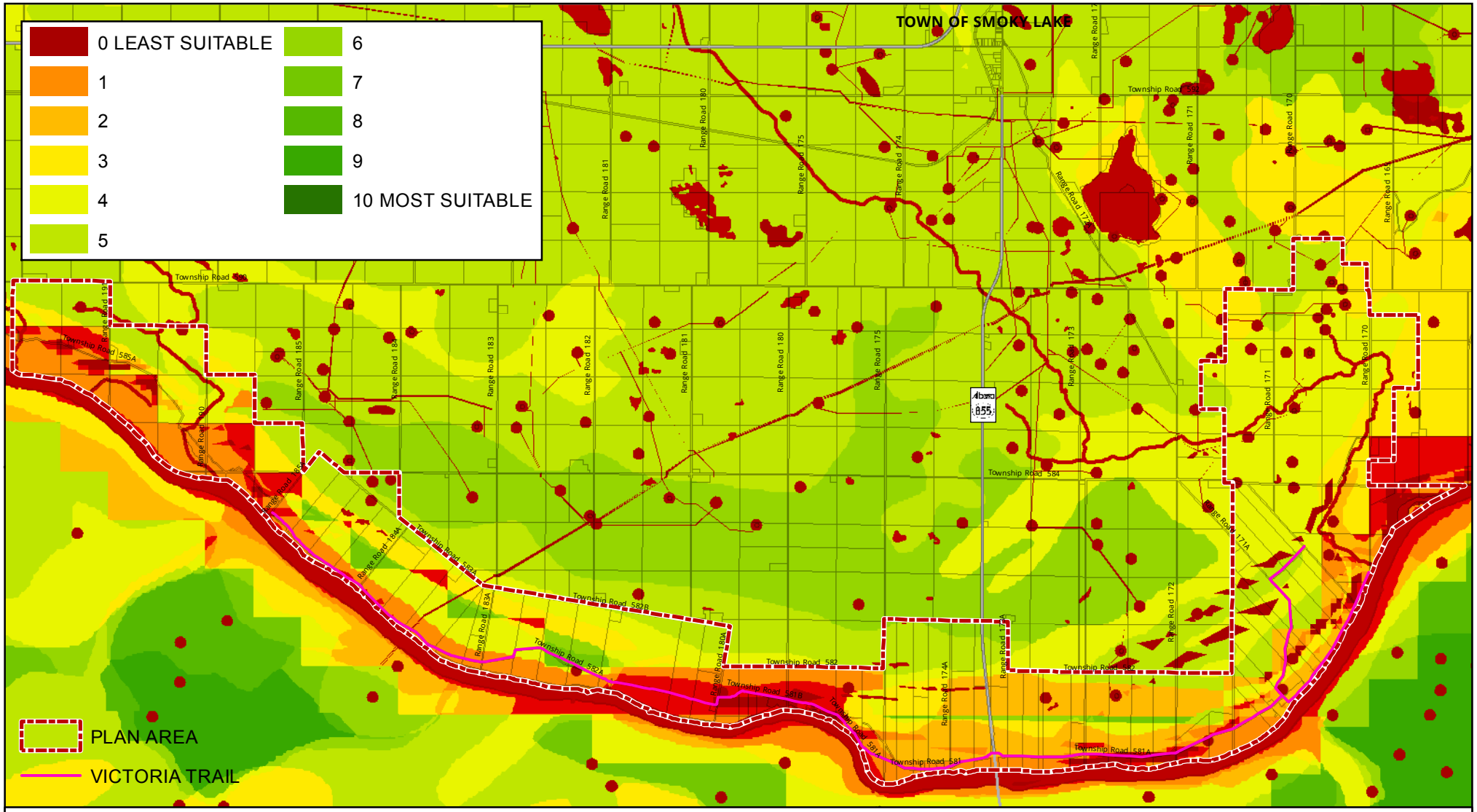
0 1 2 3 4 5 KM

NORTH

Smoky Lake COUNTY

MPS
MUNICIPAL PLANNING SERVICES LTD.

DIGITAL INFORMATION: GEOGRATIS, ESRI, AND ALTALIS
PROJECTION: UTM NAD 83 12N



MAP 8 LAND SUITABILITY ASSESSMENT FOR DEVELOPMENT

VICTORIA DISTRICT
area structure plan

0 1 2 3 4 5 KM

NORTH

Smoky Lake COUNTY

MPS
MUNICIPAL PLANNING SERVICES LTD.

DIGITAL INFORMATION: GEOGRATIS, ESRI, AND ALTALIS
PROJECTION: UTM NAD 83 12N

APPENDIX A STATEMENTS of SIGNIFICANCE

A. Candidate Sites for future Designated

i. Ruthenia (Ruthina) School

ii. Rubuliak House / Murphy House

iii. St Elias (Holy trinity) Russo Greek Orthodox Church

B. National Heritage Designation

i. Victoria District, National Historic Site: (Report 2010-CED-SDC-04)
- Designated: October 17, 2001

C. Provincial Heritage Designation

i. Fort Victoria: (File: Des. 713)
- Designated: June 15, 1976

ii. River Lot 3, Victoria Settlement (Free Trader's House): (File: Des. 1879)
- Designated: May 9, 2001

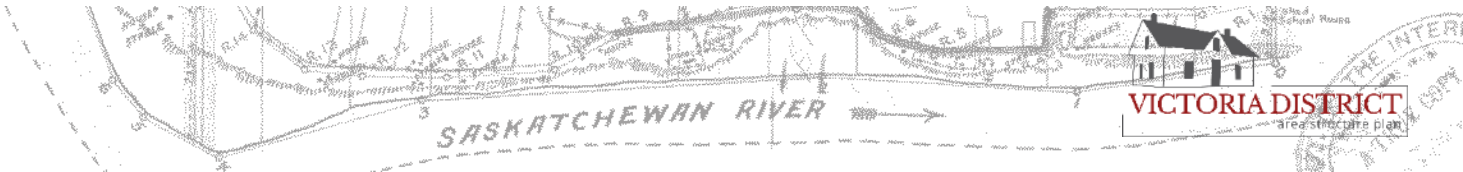
iii. McDonald Stopping House: (File: Des. 1843)
- Designated: March 1, 2011

iv. Pakan Methodist Church: (File: Des. 2355)
- Designated: March 7, 2019

D. Municipal Heritage Designation

i. Anderson House - House in the Middle of the Road (Bylaw 1244-14)
- Designated March 25, 2010

ii. Kulka House (Bylaw 1297-16)
- Designated December 8, 2016



A. Candidate Sites for future Designation

i. Ruthenia (Ruthina) School

Description of Heritage Place

The Ruthenia School is a 1924, one-storey, one-room rural school, with a medium-hip roof, and clad with clapboard. It features a small, enclosed front entry porch with a gabled hip roof. It is located on a two-acre parcel in the southeast corner of SW-6-59-16-W4, east of a large, grassed farmyard surrounded by mature trees, with a farmhouse and outbuildings to the northeast.

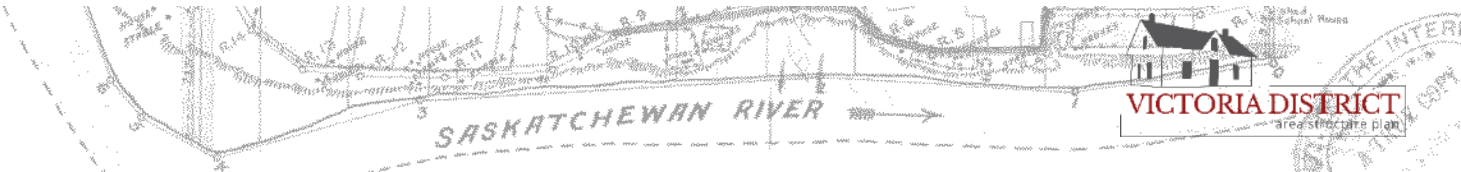
Heritage Value

The Ruthenia School is significant for its association with the provincial themes of Education and Agricultural Development. Municipal value is in the resource's association with the development of rural schools and creating community in the region; in its design and construction as a one-room rural school; and as an important landmark in the district. The Ruthenia School was built in 1924 by the Ruthenia School District to provide additional classroom space after their 1913 school, at a different location, exceeded its student capacity. The District borrowed $2000 and contracted R. Mackay to build the school. Mackay hired local young boys to assist him and paid each $0.15 per hour. The school was erected over a cement foundation and was used as the senior room. The older, smaller school was later moved to this location for junior grades and then moved to Smoky Lake during the centralization program of The 1950s to accommodate increased class sizes in town. The 1924 school remained on site and classes continued until 1950, when the Ruthenia School was closed.

The Ruthenia School was also associated with the institution of the Ruthenian Community Center. The Smoky Lake School Division authorized the sale of the school, with priority given to chartered organizations. After 1950, the Farmers' Union of Alberta Local (F.U.A.) utilized the building for meetings. In order to purchase the building, the members of the F.U.A. formed the Ruthenian Community Center organization, and purchased the building for a reduced cost of $150, paid over time, and finally receiving title in 1960. The building hosted meetings of various local groups, bingos, picnics, and $0.10 shows by Pete Kohut. It also served as a polling station, and a location for dances featuring local musicians such as Metro Radomsky, Woychuk, Peter Klufas, Eddie, Albiston, Metro Kostyshen, John Lewchuk and Bill Cebuliak. It operated until 1980, when the remaining six members of the Ruthenian Community Center agreed to dissolve the organization, after which it was sold.

The Ruthenia School is an example of an early 1920s, multi-level, rural one-room school building featuring a gabled hip entry roof intersecting with the main medium hip roof. The five large nine-over-nine, double-hung wood windows provide for large fenestration openings for the entry of light commonly evident in such rural schools throughout the region. The internal configuration flows from two entries into a large classroom containing a wood-slat floor, panel walls and ceiling, and blackboards covering the two perpendicular walls.

A drum-shaped wood stove just inside the classroom was the only source of heat. The building served as a senior room for twenty-six years and then a community center for another thirty years. Its modified usage over several decades demonstrates its importance to rural residents as a community facility. It also stands as a lasting landmark of the Ruthenia School District.



Character-defining Elements

Exterior:

- Form, massing, and scale
- Gabled-hip roof over the entry, and a medium-hip over the remainder of the roof, with wood shakes
- One-storey structure on cement foundation, with clapboard siding, and corner boards
- Five large nine-over-nine, double-hung windows, with common trim in between on the westside
- Six-pane, fixed sidelights on both sides of porch entry
- Six-over-six, double-hung windows on both sides of the porch
- Two fixed, six-pane windows on east side

Interior:

- Two entries from enclosed porch into large one-room classroom
- Wood-slat floor, panel walls and wood-slat ceiling
- Long blackboards covering north and west classroom walls
- Drum-shaped, horizontal wood stove between entries from porch to classroom

Sources:

- Smoky Lake and District Cultural and Heritage Society, Our Legacy: History of Smoky Lake and Area, 1983, 18, 43, 149-150.

ii. Rubuliak House / Murphy House

Alberta
SITE FORM
Heritage Survey

Key: HS 0103982

Site Name: MURPHY HOUSE 1
Other Name(s): RUBULIAK HOUSE

Site Type: 0501 FARM OR RANCH HOUSE

Legal Description

LSD	Quarter	Section	Township	Range	W-M
	NW	36	058	17	4

Lot:
Block:
Plan:
Metes & Bounds:

Address: 17061 TOWNSHIP ROAD 590
Number:
Street:
Avenue:
Other:
Town:
Near Town: SMOKY LAKE
County: SMOKY LAKE

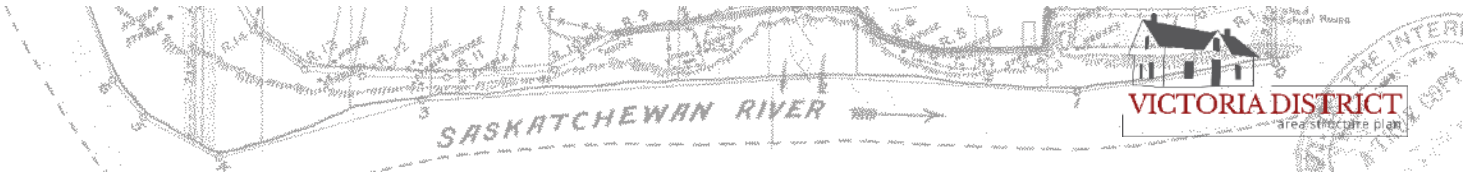
NTS: Grid / Letter / Number / / Name

UTM: Zone | Easting | Northing | Datum | Coordinate Determination

Latitude	Longitude	Datum	Coordinate Determination
N54.06097	W112.39903	NAD83	GPS

Image 1

Negative: 11-R0044-9
Other:
View: SW
Date: JUNE 12, 2011
Source: R. EARLEY CDS INC.



Visual Description

41 Style

42 Plan Shape 1202

43 Storeys 1503 1704

44 Foundation 1807

45 Superstructure 3005

46 Superstructure Cover 2014 2016

47 Roof Structure 3203

48 Roof Cover 3405

49 Exterior Codes 1101 1310 3115 3503 3508 3603 3703 3705 3708 3803 4304 4403 4504 4603 4902 5003 5102 5203 5302 5403 5502 5602 5703 5803 6002 6102 6202 6303 6402 6503 6602 6702 6801 6905 7002 7102 7202

50 Exterior THERE IS A SKIRT ROOF ON THE GABLE; A PARTIAL CRAWL SPACE; AND A BELLY BOARD AROUND THE PERIMETER, WITH A DRIPEDGE. THE SCALE AND WOOD DETAILS OVER DOORS AND WINDOWS HAS NOT BEEN SEEN ELSEWHERE IN THE REGION. THE SLOPED WINDOW SILLS HAVE THE ENDS CUT AT AN ANGLE. THE GABLE ENDS ARE COVERED WITH CEDAR SHINGLES.

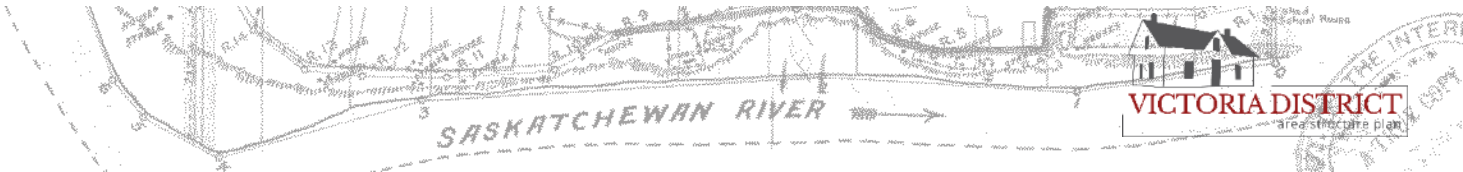
51 Interior THE ORIGINAL CONFIGURATION OF TWO ROOMS IS SEPARATED BY ENTRANCE WAY OR FOYER. THE INTERIOR RETAINS ALL ORIGINAL FINISHES. THERE ARE PLANK CEILINGS WITH WOOD PLANK FLOORS, AND PLASTER WALLS. ALL ORIGINAL CASINGS, AND FIVE PANEL DOORS WITH ORIGINAL HARDWARE, EXIST

52 Environment THE BUILDING IS LOCATED IN A FARM YARD FACING SOUTH TOWARDS OUTBUILDINGS, AND APPROXIMATELY 15 FEET FROM A NEWER RESIDENCE ON WEST. THE ORIGINAL SMALLER LOG HOME WITH PERCH AND VARIOUS OUTBUILDINGS ARE TO EAST. THERE ARE CONIFERS, DECIDUOUS TREES AND LILACS. THE FARM YARD IS WELL MAINTAINED.

53 Condition GOOD (JUNE 2011) THERE IS NO EVIDENCE OF STRUCTURAL FAILURE. THE ROOF NEEDS NEW SHINGLES, AND THE BRICK CHIMNEY NEEDS REPAIR. ALL WOOD SURFACES REQUIRE PAINTING. THERE IS SOME BROKEN GLASS ON ORIGINAL WINDOWS. THE FLOOR IN THE SOUTH ROOM IS SAGGING OVER THE CRAWL SPACE.

54 Alterations THE BACK PORCH WAS ADDED IN THE MID-1940s.

2



Key H S 0 1 0 3 9 8 2

	Description	Date (dd/mm/yyyy)	Code
55 Construction		56 - - 1945	57 E
58 Usage	RESIDENCE	59 - - 1945	60 E
	STORAGE		
61 Owner	NYKOLAY RUBULIAK	62 - - 1903	
	JOAN AND CRAIG MURPHY (CURRENT)	- - 1991	

Image 2

36 Negative: 11-R004412

37 Other:

38 View: NE

39 Date: JUNE 12, 2011

40 Source: R. EARLEY CDS INC

Image 3

36 Negative:

37 Other:

38 View:

39 Date:

40 Source:

Text Fields

63 Architect

64 Builder

65 Craftsman

66 History NYKOLAY RUBULIAK CLAIMED THE LAND IN 1903.(1) NICKOLAY AND WIFE ANETSA (NEE PRISNIAK) MARRIED IN BUKOVINA, UKRAINE. THEY IMMIGRATED IN 1899, BUILT A RAFT WITH ANOTHER IMMIGRANT, LOADED IT WITH 10 BAGS OF FLOUR, WHEAT/RYE SEED, GARDEN SEEDS, TOOLS, GUN AND POWDER, AND SHEEP SKIN COAT FROM UKRAINE. THEY STAYED WITH SOMEONE IN THE RUTHENIA DISTRICT, THEN FILED FOR THIS LAND AND BUILT A ONE-ROOM CABIN. NYKOLAY WAS A FURRIER BY TRADE, A CARPENTER, A HANDY-MAN, AND MADE FURNITURE AND A LOOM. HE WALKED TO FIND WORK TO SUCH PLACES AS EDMONTON, MEDICINE HAT, AND BROOKS, UNTIL HE WAS ABLE TO BUY A HEIFER. HE RAISED OXEN, MADE A WAGON, BOUGHT FARMING TOOLS, CLEARED LAND AND FARMED. ANETSA WALKED TO PAKAN TO DO HOUSEWORK FOR THE ENGLISH SETTLERS AND HUDSON BAY EMPLOYEES. NYKOLAY AND A NEIGHBOUR BUILT A RAFT AND TRANSPORTED IMMIGRANTS FROM EDMONTON TO PAKAN. NYKOLAY AND ANETSA RAISED A FAMILY OF SIX BOYS AND SIX GIRLS; BILL, GEORGE, STEVE, JOHN, PETER, METRO, KATIE, HELEN, MARY, TWINS SADIE AND ROSIE, AND BELLES, ALL BORN IN RUTHENIA DISTRICT.(2)

67 Sources (1) SMOKY LAKE AND DISTRICT CULTURAL AND HERITAGE SOCIETY; "OUR LEGACY: HISTORY OF SMOKY LAKE AND AREA", 1983, 16
(2) IBID., 794

Date (dd/mm/yyyy)

68 Status ACTIVE

69 12/06/2011

70 Form Completed By CDS INC.

71 30/11/2011

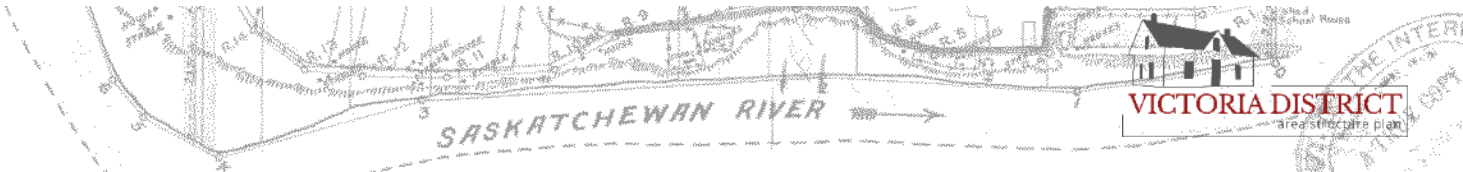
Office Use

72 Priority

73 Geo Code

74 Borden Number

75 Register



Alberta
SITE FORM
Heritage Survey

1 Key: HS0103983

2 Site Name: MURPHY HOUSE 2

3 Other Name(s): RUBULIAK HOUSE

4 Site Type: 0501 FARM OR RANCH HOUSE

Legal Description

5 LSD	6 Quarter	7 Section	8 Township	9 Range	10 W-M
	NW	36	058	17	4

11 Lot
12 Block
13 Plan
14 Metes & Bounds

15 Address: 17061 TOWNSHIP ROAD 590
16 Number
17 Street
18 Avenue
19 Other
20 Town
21 Near Town: SMOKY LAKE
22 County: SMOKY LAKE

NTS: 23 Grid / 24 Letter / 25 Number / 26 Name

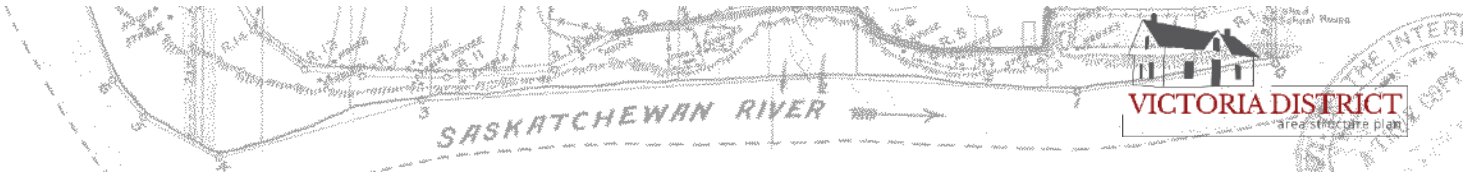
UTM: 27 Zone, 28 Easting, 29 Northing, 30 Datum, 31 Coordinate Determination

32 Latitude: N54.06109
33 Longitude: W112.39880
34 Datum: NAD83
35 Coordinate Determination: GPS

Image 1

36 Negative: 11-R0044-10
37 Other
38 View: SW
39 Date: JUNE 12, 2011
40 Source: R. EARLEY CDS INC.

1



Visual Description

41 Style		
42 Plan Shape	1202	
43 Storeys	1502	1701
44 Foundation	1801	
45 Superstructure	3005	
46 Superstructure Cover	2011	2405
47 Roof Structure	3202	
48 Roof Cover	3502	

49 Exterior Codes

1101	3115	3135	3503	3504	3603
3703	3705	3708	3803	4306	4403
4504	4603	4902	5002	5102	5203
5302	5403	5502	5602	5702	5805
6016	6103	6202	6302	6402	6503
6602	6702	6801	6905	7002	

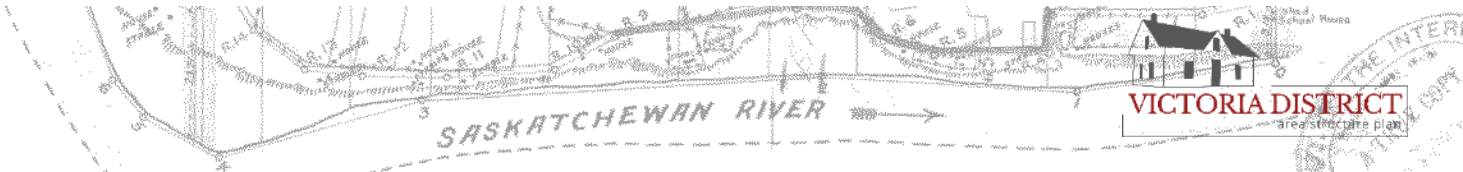
50 Exterior THE WINDOWS ARE THREE BY THREE, WITHIN A SINGLE SASH, AND HINGED ON ONE SIDE. THE FRONT EXTERIOR IS CLAD WHITEWASHED MUD WITH STRAW PLASTER, AND COVERED WITH SHIPLAP ON OTHER SIDES. UPPER CEILING CROSS MEMBERS EXTEND TO UNDERSIDE OF EAVE.

51 Interior THE INTERIOR RETAINS ORIGINAL CONFIGERATION, WITH PEECH, AND PLANK WOOD FLOORING. THERE IS A SLEEPING LOFT ABOVE, WHICH IS ACCESSIBLE THROUGH AN EXTERIOR SMALL GABLE DOOR.

52 Environment THE BUILDING FACES SOUTH AND IS LOCATED ABOUT 100 FEET FROM SECOND HOUSE, AND ADJACENT TO OUTBUILDINGS TO THE NORTHEAST, WITH CARRAGANA, DECIDUOUS TREES TO THE EAST, AND OPEN TO FARMYARD ON WEST.

53 Condition FAIR (JUNE 2011) SOME WINDOW & PANES ARE BROKEN; THE SHIPLAP NEEDS PAINTING; MUD PLASTER IN DISREPAIR; WOOD SHINGLES IN DISREPAIR; AND CHIMNEY NEEDS REPAIR. ALL WOOD SURFACES NEED PAINTING. THE EAST AND WEST WINDOW CASINGS ARE DAMAGED, SOME SHIPLAP IS LOST, EXPOSING THE MUD PLASTER.

54 Alterations NONE.



[1] Key: HS 0103983

	Description	Date (dd/mm/yyyy)	Code
[55] Construction		[56] + + 1900	[57] E
[58] Usage	RESIDENCE	[59] + + 1900	[60] E
	STORAGE		
[61] Owner	NYKOLAY RUBULIAK	[62] + + 1903	
	CRAIG AND JOAN MURPHY (CURRENT)	+ + 1991	

Image 2

[36] Negative: 11-R0044-11

[37] Other:

[38] View: NE

[39] Date: JUNE 12, 2011

[40] Source: R. EARLEY CDS INC

Image 3

[36] Negative:

[37] Other:

[38] View:

[39] Date:

[40] Source:

Text Fields

63 Architect

64 Builder

65 Craftsman

66 History NYKOLAY RUBULIAK CLAIMED THE LAND IN 1903.(1) NYKOLAY AND WIFE ANETSA (NEE PRISNIAK) MARRIED IN BUKOVINA, UKRAINE. THEY IMMIGRATED IN 1899, BUILT A RAFT WITH ANOTHER IMMIGRANT, LOADED IT WITH 10 BAGS OF FLOUR, WHEAT/RYE SEED, GARDEN SEEDS, TOOLS, GUN AND POWDER, AND SHEEP SKIN COAT FROM UKRAINE. THEY STAYED WITH SOMEONE IN THE RUTHENIA DISTRICT, THEN FILED FOR THIS LAND AND BUILT A ONE-ROOM CABIN. NYKOLAY WAS A FURRIER BY TRADE, A CARPENTER, A HANDY-MAN, AND MADE FURNITURE AND A LOOM. HE WALKED TO FIND WORK, TO SUCH PLACES AS EDMONTON, MEDICINE HAT, AND BROOKS, UNTIL HE WAS ABLE TO BUY A HEIFER. HE RAISED OXEN, MADE A WAGON, BOUGHT FARMING TOOLS, CLEARED LAND AND FARMED. ANETSA WALKED TO PAKAN TO DO HOUSEWORK FOR THE ENGLISH SETTLERS AND HUDSON BAY EMPLOYEES, NYKOLAY AND A NEIGHBOUR BUILT A RAFT AND TRANSPORTED IMMIGRANTS FROM EDMONTON TO PAKAN. NYKOLAY AND ANETSA RAISED A FAMILY OF SIX BOYS AND SIX GIRLS; BILL, GEORGE, STEVE, JOHN, PETER, METRO, KATIE, HELEN, MARY, TWINS SADIE AND ROSIE, AND BELLES, ALL BORN IN THE RUTHENIA DISTRICT.(2)

67 Sources (1) SMOKY LAKE AND DISTRICT CULTURAL AND HERITAGE SOCIETY, "OUR LEGACY; HISTORY OF SMOKY LAKE AND AREA", 1983, 16

(2) IBID., 794

Date (dd/mm/yyyy)

68 Status ACTIVE

69 12/06/2011

70 Form Completed By CDS INC.

71 30/11/2011

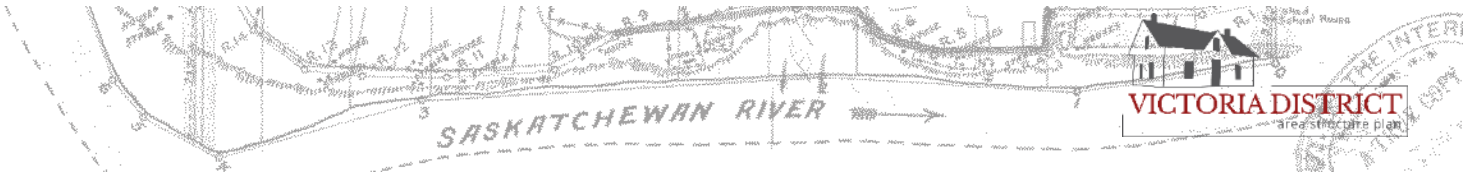
Office Use

72 Priority

73 Geo Code

74 Borden Number

75 Register



iii. St Elias (Holy trinity) Russo Greek Orthodox Church of Smoky Lake

Description of Historic Place

The St Elias or Holy Trinity Russo Greek Orthodox Church was constructed in 1928 following the building traditions of the prairie Byzantine church style and is located just north of Smoky Lake. The Holy Trinity Russo Greek Orthodox Church is a wood-frame church with a cruciform plan. An exceptional feature of the interior of this church is the design of the altar baldachin (the ornamental structural canopy over the altar), with its pilaster mouldings and traditional painted icons. The site includes the church and bell tower.

Heritage Value

The St. Elias (Holy Trinity) Russo Greek Orthodox Church is an important symbol of religious and ethnic identity in the Smoky Lake district, has a significant link with the settlement period, and is an important contributing structure to the municipality's cultural landscape. The Holy Trinity parish was one of the first institutions in Smoky Lake district. The bell tower, built in 1916, remains complete with the original cross and the original bells. The church itself is part of the larger religious complex that includes the priest's house, cemetery, community hall, and bell tower. Today, the 1912, two-room, log priest's house still stands. The bell tower, built in 1916, remains complete with the original cross and the original bells. The 1912 hand-dug well with updated concrete cribbing still serves the parish.

Constructed in 1928, the Holy Trinity Russo Greek Orthodox Church is also significant for its style and method of construction, as it follows the building traditions of the prairie Byzantine church style. The Holy Trinity Russo Greek Orthodox Church is a wood-frame church with a cruciform plan, and has two small onion-shaped domes on octagonal drums that flank the west façade, and a prominent central dome over the crossing and set on a large octagonal drum surmounted by an open octagonal cupola that rests on a small onion-shaped dome and ball supporting a wrought-iron cross.

Construction of the church was completed under the direction of Harry Holowaychuk. Reverend Andrew Kokolsky was the parish priest at the time, and to this day parishioners relate how Father Andrew helped lift the iron cross to the very top of the large dome where it was installed and still stands today. It remains a landmark and symbol of Orthodoxy in the Holy Trinity Church of Smoky Lake.

In addition, it is believed that the Holy Trinity site is on of the largest Russo Greek Orthodox cemeteries in Canada with an estimated 1000 burials. Records show that 866 marked and recorded burials, but there were also many, often of infant children, during the Spanish Flu epidemic of 1918-20 that are unknown. Many of these graves had wooden crosses which have since disappeared. The markers deteriorated with age, or with fires and that were set to clear the grass and brush at the cemetery before the time of mowers and trimmers.

Character-Defining Elements

Exterior Elements:

- Form, massing, and orientation of the church on its site;
- One central, onion-shaped, octagonal-dome over the main nave;

- Smaller, octagonal, onion-shaped domes over front end of nave and over apse;
- Orthodox metal cross finials on each dome;
- Cross-shaped stained-glass in semi-circular windows;
- Half-wheel window;
- Apse with round-wheel window;
- Location of building across Highway 28 from the Town of Smoky Lake;
- Well-maintained grounds with a mixture of conifer vegetation; and
- Proximity to cemetery east of the church within the same gated area as the bell tower, church hall, and priest house.

Interior Elements:

- Spatial configuration, including the nave, transepts, and sanctuary, separated by an iconostas;
- Decorated iconostas with main and two side entrance doors to sanctuary;
- Altar baldachin (the ornamental structural canopy over the altar);
- Pilaster mouldings;
- Traditional painted icons and paintings;
- Furnishings, fittings, and fixtures;
- Decorative elements to pillars and altar using grape motif;
- Choir loft with stair access; and
- Chandelier hanging from centre of domed ceiling.

Source:

- Heritage and Resources Management Information System, Canada's Historic Places, retrieved from *https://hermis.alberta.ca/ARHP/Search.aspx?DeptID=1&st=smoky+lake* on June 1, 2015.

B. National Heritage Designation

i. Victoria District, National Historic Site

Description of Historic Place

Victoria District National Historic Site of Canada is a large, rural cultural landscape in Alberta, northeast of Edmonton. It is characterized by farmlands organized in long narrow river lots, running back from the North Saskatchewan River for about 12 km of its length, as well as others organized in 800 square meters sections. These areas, including the Lobstick Settlement to the west, the Victoria Settlement (renamed ''Pakan'') to the east, and an old Ukrainian settlement north of Victoria Settlement, contain farmsteads dotted through the landscapes, along the old Victoria Trail, as well as historic buildings clustered at the former site of McDougall's Mission and at the old Ukrainian settlement. The designation refers to the land and buildings within the site boundaries.

Heritage Value

Victoria District was designated a national historic site because its cultural landscape, through highly visible and intact physical attributes, represents an exceptional illustration in one concentrated area of major themes in Prairie settlement including the development of the fur trade, the establishment of the Métis river lot system, the arrival of missions, Prairie agricultural development and the establishment of eastern European immigrants at the beginning of the 20th-century.

Its heritage values resides in the topography and settlement forms, including land-usage patterns and architecture, that speak to the history of settlement in this area. It was the district's strategic location as a stop on Cree and Stony First Nations' migration routes that first led non-Aboriginal settlers under George McDougall to establish a Methodist Mission in 1863. Métis began establishing river-lot farms in 1865, with Ukrainian, British, Canadian and American settlers engaging in more intensive farming organized in the Township survey system from the early years of the twentieth century.

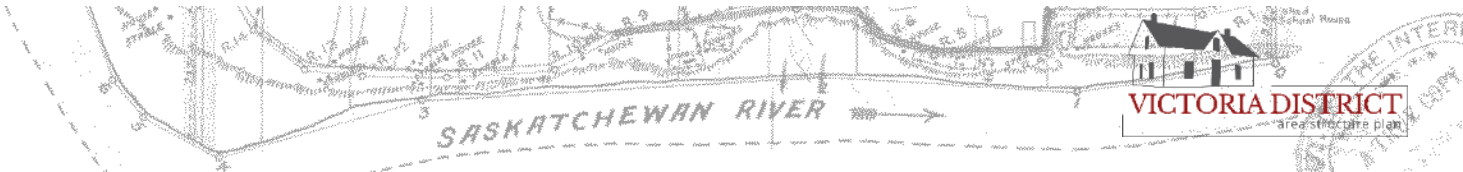
Sources: Historic Sites and Monuments Board of Canada, Minutes, December 2000, June 2003.

RECOGNITION DATE: 2001/10/17

Character-Defining Elements

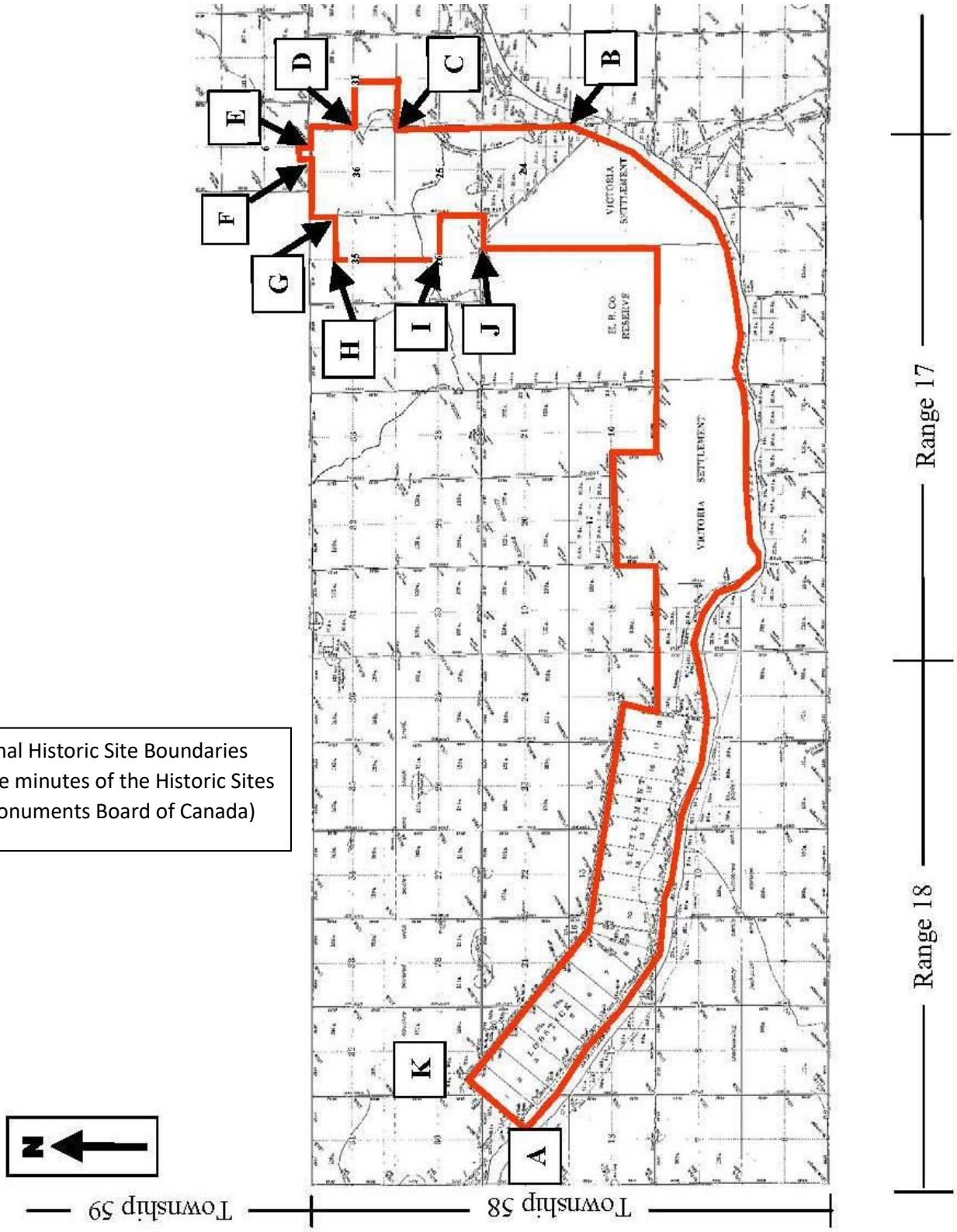
Key elements of the site include:

- the topography, defined by the North Saskatchewan River valley;
- the discernible route of the Victoria Trail with access paths to the river;
- archaeological vestiges from Aboriginal land-usage, particularly along the river;
- the long, narrow river lots, separated by rows of deciduous trees, and extending about 12 km along the river's shoreline;
- surviving homes illustrating Métis construction techniques using local poplar and spruce logs or squared timbers;
- the riverside locations of the former McDougall Mission and Hudson's Bay Company post;

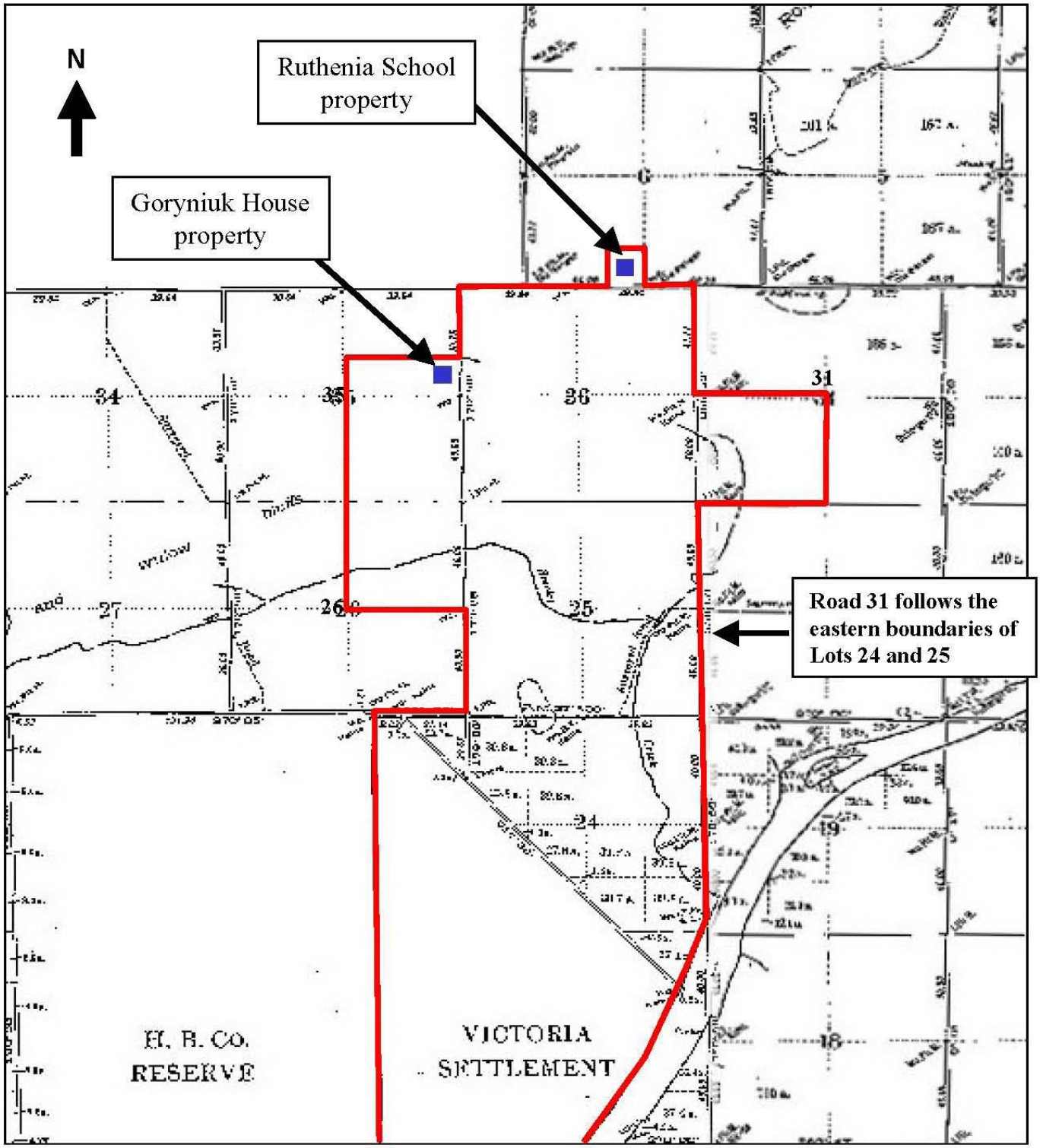


- evidence of the former ferry site;
- the 1906 Methodist church in its location, form and materials;
- the Hudson's Bay Company clerk's quarters in its massing and materials;
- surviving elements of the Ukrainian settlement patterns north of Victoria with farmsteads lining the road;
- Ukrainian-built farmsteads with small, south-facing, whitewashed rectangular houses of log construction, set among farm buildings and groves of trees;
- the old Ukrainian schoolhouse in its location, form and materials;
- cemeteries with their landscaping elements and grave markers.

National Historic Site Boundaries



National Historic Site Boundaries
(From the minutes of the Historic Sites and Monuments Board of Canada)



National Historic Site Boundaries
(From the minutes of the Historic Sites and Monuments Board of Canada)

- beginning at Point A, located at the southwest corner of Lobstick Lot 1, Township 58, Range 18, West of the 4th Meridian, the southern boundary follows the high-water mark of the North Saskatchewan River to Point B, located at the southeast corner of Lot 24, Range 17;

- from Point B the boundary proceeds north following the eastern boundary of Lots 24 and 25 to Point C, located at the northeast corner of Lot 25, Township 58, Range 17 West of the 4th Meridian;

- the boundary then proceeds east, north and west to encompass the southwest quarter section of Lot 31, Range 16, Township 58, West of the 4th Meridian, ending at Point D, located at the north west corner of the quarter section;

- from Point D, the boundary continues north and west following the eastern and northern boundaries of Lot 36, Township 58, Range 17 to Point E, located at the southeast corner of the Ruthenia School property, located in the southwest quarter section of Lot 6, Township 59, Range 17;

- from Point E, the boundary continues around the Ruthenia School property to Point F, located on the southwest corner of the school property, on the northern limit of Lot 36, Township 58, Range 17, West of the 4th Meridian;

- from Point F, the boundary proceeds in a westerly and then southerly direction following the northern and western boundaries of Lot 36, Township 58, Range 17 to Point G, located at the northwest corner of the southern half of the northeast quarter section of Lot 35, Township 58, Range 17;

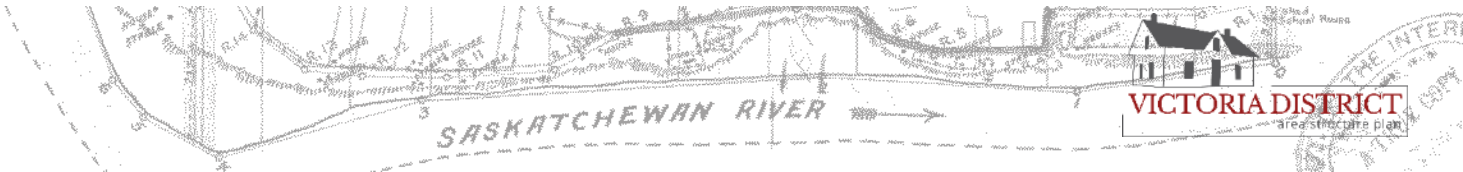
- the boundary proceeds in a westerly direction following the boundary between the north and south halves of the northeast quarter section of Lot 35, Township 58, Range 17 to Point H on the western boundary of the quarter section;

- from Point H, the boundary proceeds south following the western boundary of the southern half of the northeast quarter section and then the western boundary of the southeast quarter section of Lot 35 and the western boundary of the northeast quarter section of Lot 26, Township 58, Range 17 West of the 4th Meridian to Point I, located at the southwest corner of the northeast quarter section of Lot 26;

- from Point I, the boundary proceeds east along the southern boundary of the northeast quarter section of Lot 26, then southerly along the eastern boundary of the southeast quarter section of Lot 26 and turns westerly following the southern limit of the said lot to Point J, located at the northwest corner of the Victoria Settlement river lots;

- from Point J, the boundary proceeds in a southerly and then westerly direction following the western and northern limits of the Victoria Settlement river lots and the northern limits of the original boundary of the Lobstick Settlement river lots, to Point K, at the northwest corner of Lobstick Lot 1;

- the boundary then follows the western property line of Lobstick Lot 1 in a southwesterly direction returning to Point A.



Sources:

- Canada's Historic Places, Parks Canada, retrieved from http://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=7744 on June 16th, 2015

- Commemorative Integrity Statement (2008), Parks Canada, Smoky Lake Heritage Board

- Historic Sites and Monuments Board of Canada, Report: 2010-CED-SDC-04, Report to the Status of Designation Committee: To Confirm the Designated Place and Clarify the Name of the Victoria Settlement National Historic Site of Canada

C. Provincial Heritage Designation

i. Fort Victoria

Description of Historic Place

The Fort Victoria Provincial Historic Resource is included within the boundaries of Victoria Settlement Rural District National Historic Site. The designated site includes a Red River frame wooden Clerk's Quarters - the last remaining structure from the Hudson's Bay Company post of Fort Victoria - as well as significant archaeological resources. It is located on the north bank of the North Saskatchewan River, on River Lot Six of Victoria Settlement, near Smoky Lake, Alberta. Victoria Settlement is operated by the Historic Sites and Cultural Facilities Branch of Alberta Community Development as an interpreted historic site.

Heritage Value

The Fort Victoria Clerk's Quarters is an excellent example of a mid-nineteenth century Hudson's Bay Company post-on-sill or Red River frame wooden structure. It was the center of the Company's activity and interaction with Aboriginal traders and the local Metis settlers. Its physical setting on a North Saskatchewan river lot adjacent to the Victoria Trail made it an integral part of the water- and trail-based transportation routes of Western Canada's fur trade network.

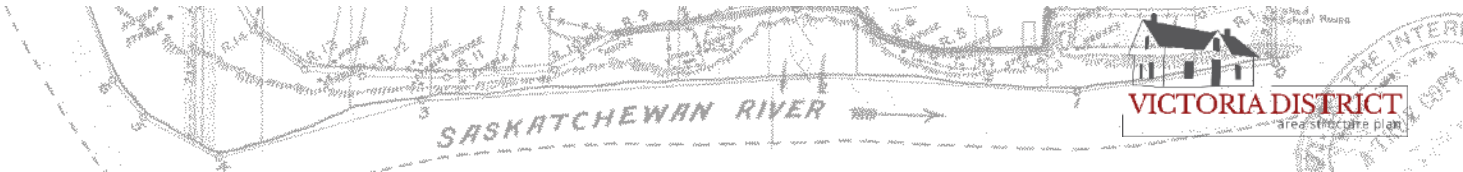
The Hudson's Bay Company was attracted to Victoria Settlement by the presence of a large English-speaking Metis river lot settlement established through the initiative of Rev. George McDougall next to the Victoria Methodist Mission. Victoria Post operated between 1864-1883 and 1887-1897. The Clerk's Quarters at Fort Victoria, completed in 1865, is the first and only remaining structure from the post complex. In addition, there are several archaeological sites: some associated with post, some predating construction of Fort Victoria by as many as several thousand years.

Character-Defining Elements

The character-defining elements of the Clerk's Quarters include:

- the Hudson's Bay or Red River frame construction of a post-on-sill structure incorporating vertical posts and horizontal logs;
- exterior lath finish covered in mixture of clay and slaked lime;
- utilitarian design of symmetrically placed windows, chimneys, gable roof with central dormer, and a simple interior plan in which both upper and main floors consist of just two areas divided by a central hall;
- significant landscape or location features including the placement of the Clerk's Quarters on river lot Six, Victoria Settlement, and its physical relationship to the Victoria Trail and the North Saskatchewan River;
- archaeological resources relating to use of this area by Aboriginal peoples and the larger post complex that once surrounded the surviving structure.

RECOGNITION DATE: 1976/06/15



Sources:

- Heritage and Resources Management Information System, Canada's Historic Places, retrieved from https://hermis.alberta.ca/ARHP/Search.aspx?DeptID=1&st=smoky+lake on June 1, 2015.

- Alberta Culture and Community Spirit, Historic Resources Management Branch **(File: Des. 713)**

ii. River lot 3, Victoria Settlement

Description of Historic Place

River Lot 3 consists of four log structures on a property of 27.7 hectares on the north bank of the North Saskatchewan River. These include a one and one-half story main residence constructed circa 1882, and a detached summer kitchen, store house, and barn built around 1903. The site also contains foundations of a fifth building, and remains of other structures as well as the former Victoria to Winnipeg Trail. The Lot is located adjacent to the Hudson Bay Company (H.B.C.) post Fort Victoria and the Pakan settlement in the Municipality of Smoky Lake.

Heritage Value

The heritage value of River Lot 3 lies in its association with the Victoria Settlement, one of the earliest in Western Canada, early Metis settlement, and the region's transition from a fur trade to an agricultural economy.

Occupation of the lot dates to the arrival of Metis settlers from Red River in 1865. The original purpose of Victoria Settlement was to supply food to employees of the fur trade. When the nine river lots were surveyed in 1884, buildings already existed on what became Lot 3. The house that remains, however, was erected sometime between 1873-96 by trader Edward McGillivray on Lot 7, and later reconstructed on Lot 3. McGillivray belonged to a prominent fur trading family; his grandfather, William McGillivray, was a chief partner in the North West Company (N.W.C.) and served the H.B.C. at various posts in the northwest before retiring at Victoria Settlement to work as an independent trader. In turn Edward's son, Simon, was the first operator of the river ferry at the rapidly growing settlement of Pakan. In 1902, ownership of River Lot 3 passed to James Alexander Kennedy, son of George Kennedy, the last clerk of Fort Victoria. James, who erected the store house and the barn, was a farmer, implements dealer and owner of a general store. Thus River Lot 3 reflects the transition at Victoria Settlement from an outpost of the fur trade to an emerging agricultural community.

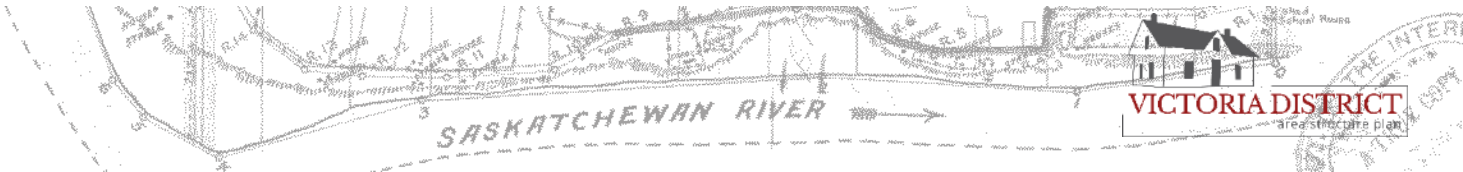
River Lot 3 is also valuable for its representation of settlement buildings, including elements typical of fur trade-era construction (horizontal log construction with dovetail notches, and decorative beads on ceiling joists found in other H.B.C. buildings) and of prairie farm and ranch buildings (round log construction with saddle and dovetail notches). The site is a rare near-intact example of the river lot that characterized early Metis settlement in the northwest (compared to the rectangular lots of later surveys). It contributes to the historical character of the area, which includes the Victoria Settlement Provincial Historic Site with the Clerk's quarters of Fort Victoria, remains of the Methodist Mission, and the 1906 Pakan United Church.

RECOGNITION DATE: 2001/05/09

Character-Defining Elements

The heritage value of River Lot 3 resides in such character-defining elements as:

- form, scale, massing and orientation of all structures;
- remains of road and trails.



Main House:

- end-gabled one and one-half story log house with a steep pitched roof;
- orientation of building with front facade facing south toward the river;
- walls constructed of hand-hewn horizontal logs with dovetailed notches and gable ends finished with sidewall shingles;
- foundation of dry laid fieldstones;
- fenestration pattern with offset front door (south), central window and door (west), windows (east), and door that led to the summer kitchen (north). Windows on the first-floor level are single hung two-over-two units; windows in the gable ends on the second level are six-over-six units with some original float glass;
- finished exposed square ceiling joists attached with half lap joints to the top logs of the north and south walls;
- decorative bead on each of the two exposed corners of the ceiling beams;
- second floor rafter and cross tie system, with frame system for gable ends, layered on the outside with shiplap sheathing under cedar shingles, on the interior with whitewashed shiplap material;

Interior features such as:

- main floor of shaped log joists and tongue and groove finish; second floor of single layer of tongue and groove material perpendicular to ceiling joists;
- staircase located in southeast corner with a closed riser;
- lath and mud plaster with whitewash and unfinished spruce;
- squared nails;
- chimney holes on east and west elevations;
- access hatch to the cellar dugout in the centre of the floor;
- wood partition dividing second floor into three areas;
- exterior logs, roof rafters, ceiling beams and gable end windows reused from original building as constructed on Lot 7.

Summer Kitchen

- single story building of round poplar log walls with dovetailed notches and horizontal siding on a frame system in the gable ends;
- medium pitched roof clad in cedar shingles with remains of chimney;
- interior plastered and whitewashed.

Storehouse

- small rectangular structure of horizontal round logs with round saddle notches;
- low pitched cedar shingle roof on shiplap sheathing, with horizontal siding in gable ends;
- fenestration pattern including barn door and 4 four-pane windows (south elevation), six-pane window (west);
- stone rubble foundation.

Old Barn

- construction of horizontal logs with dovetail notches;
- fieldstone foundation;
- low pitched cedar shingle roof with framed gable ends clad in vertical rough sawn siding;
- simple barn door on south elevation.

Sources:

- Heritage and Resources Management Information System, Canada's Historic Places, retrieved from *https://hermis.alberta.ca/ARHP/Search.aspx?DeptID=1&st=smoky+lake* on June 1, 2015.

- Alberta Culture and Community Spirit, Historic Resources Management Branch **(File: Des. 1879)**

iii. McDonald Stopping House

Description of Historic Place

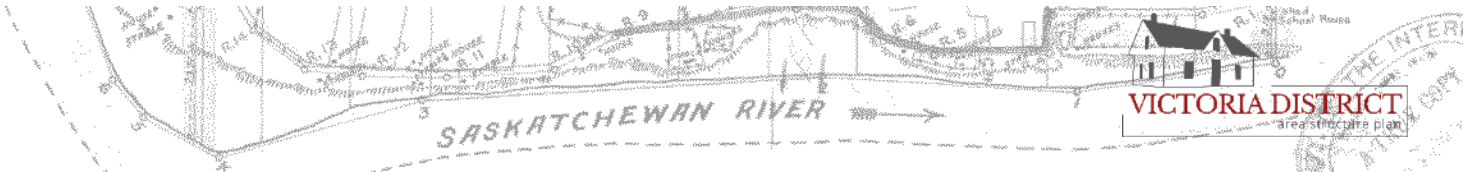
The McDonald Stopping House is a one-and-a-half story log house with a steeply pitched gable roof, wrap-around verandah and one-story lean-to addition at the rear. A modern wing, which is not included in the designation, was added to the rear of the house in 1993. The house, which was built in 1909 and improved over the following eight years, is located in a natural setting with a large yard and numerous trees alongside the historic Victoria Trail. Remnants of a wagon path leading to the site from the trail are still visible. The site is located in the County of Smoky Lake near the village of Waskatenau on the north side of the North Saskatchewan River.

Heritage Value

The heritage value of the McDonald Stopping House lies in its identity as an excellent example of a rural stopping house, a once common building type in Alberta of which few remain.
The founding of Victoria Settlement in the early 1860s and the Hudson's Bay Company post at Fort Victoria (now Pakan) soon after, resulted in a significant amount of travel on the trail between these locations and Fort Edmonton. Along this historic path, which became known as the Victoria Trail, numerous stopping houses were established. Operated mainly by farmers to generate supplementary income, these facilities offered travellers shelter for the night and occasionally provided meals and other goods and services needed on long overland journeys. Stopping houses often became important local commercial and social centres. One such facility on the Victoria Trail was operated by Samuel A. McDonald.

In 1908, after successfully proving up a homestead near Warspite, S. A. McDonald settled on land adjacent to the Victoria Trail. He built a small log frame, one-and-a-half-storey building to be used as a family residence and a general store, which opened in 1909. The McDonald homestead, being approximately 30 kilometres from the Victoria Settlement, also became an ideal stop for travellers along the Victoria Trail. McDonald soon began operating a stopping house from his homestead and a coach house was constructed on the site to meet traveller's needs. Also due to its ideal location, the increased traffic and McDonald's political connections, a number of other services were soon offered from the building. The Pine Creek Post Office relocated here in 1913 followed by a sub-agency of the Edmonton Dominion Land Office. The multitude of services offered made the stopping house a frequent gathering place for area residents. The success of the McDonald business operations can be read in the changes made to the physical structure of the buildings over the years. The log structure was expanded and improved between 1911 and 1920. A one-story shed roofed lean-to at the rear; originally used for storage and later as a kitchen, was added by 1913. In 1917, beveled cedar siding was installed over the logs on the exterior walls and a wrap-around porch was added to the south (front) and east sides. The interior of the house was also improved by adding high quality wood strip flooring, beaverboard cladding on the walls and high-quality fir wainscoting, window and door frames and other millwork. These additions and improvements made the house resemble typical farm houses in areas of Southwestern Ontario, where McDonald had lived before migrating to Western Canada.

Soon after these additions and improvements were made the fortunes of the McDonald businesses declined. The Canadian Northern Railway had constructed a line into the Pine Creek area and had surveyed a town site a short distance to the north at Waskatenau. The arrival of the more



comfortable and efficient railway drew travellers away from the river and Victoria Trail. This decrease in traffic ended the McDonald homestead's role as a stopping house. Additionally, Waskatenau became the new commercial service point for the district and the post office and land titles office relocated there in 1920. Soon after the loss of these offices, the McDonald family also closed their general store. With their businesses in decline, they shifted their attention to full-scale farming and constructed a number of outbuildings to support this endeavor. By 1940, the coach house was dismantled and its construction materials were used to build a granary.

RECOGNITION DATE: 2011/03/01

Character-Defining Elements

Key elements that define the site's heritage value include the following:

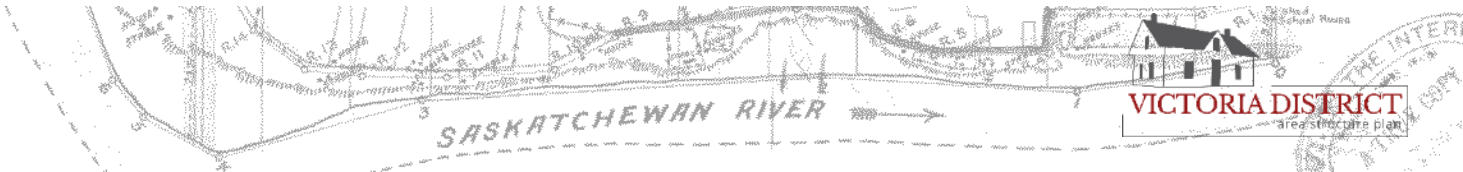
Main House

- log construction of exterior walls with logs visible in the lean-to addition;
- cast in place concrete foundation;
- full basement with four foot poured in place concrete shelf and original steel support posts, accessible by exterior stairway with trap door and interior stairs to main floor;
- brick chimney supported by a large log post in the basement;
- original fenestration pattern and storm windows;
- roofs clad in cedar shingles;
- floor plan of living room, bedroom and kitchen on the first floor and three bedrooms on the second floor;
- one-storey, shed-roofed lean-to at the rear of the building;
- exterior walls clad in bevelled cedar siding, installed in 1917, over original logs;
- interior features from 1917 upgrades such as fir tongue and groove flooring over original log subfloor, fir wainscoting, doors and window frames, and beaverboard walls;
- wrap-around porch, added in 1917, on south and east elevations with a hipped roof supported by turned posts with scrollwork;
- mail slot, from the site's post office period, present in the lean-to's porch;
- built-in cabinetry under the stairs;
- overall design reminiscent of Southern Ontario farmhouses.

Landscaping

- location in a natural setting alongside a ravine on the historic Victoria Trail;
- situation amongst numerous mature trees, and in a well-groomed yard;
- former laneway defined by two rows of mature trees leading from the Victoria Trail to the
- house's front door.
- evidence of a historic pathway leading from the site into the agricultural lands on the higher ground to the north;
- evidence of the concrete foundation of the coach house to the north west of the main house.

Source: Alberta Culture and Community Spirit, Historic Resources Management Branch **(File: Des. 1843)**



iv. Pakan Methodist Church

Description of Historic Place

The Pakan Methodist Church is a small, wood-framed structure, symmetrically designed, with a steep-pitched gable roof and horizontal wooden siding on the outside. It displays carpenter Gothic-style architecture with pointed arched windows rhythmically placed. The building is unadorned, lacking the traditional ornamental elements and religious symbols, like a steeple, a belfry or even a cross on its exterior. A well-proportioned entry porch on the front adds a minimal enunciation to the rectangular plan. The church is located in the historic Victoria Settlement and is adjacent to the Fort Victoria Provincial Historic Resource.

Heritage Value

The Pakan Methodist Church is significant for its association with the Victoria Methodist Mission and its efforts to convert Ukrainian settlers to Methodisim, and for its association with medical missionary Dr. Charles H. Lawford, who is regarded as the founder of the Methodist church's Ukrainian mission movement. The church is also architecturally significant as an example of Carpenter Gothic style of architecture.

The Pakan Methodist Church is significant for its association with the Victoria Methodist Mission and was an integral part of the mission's strategy to convert Ukrainian settlers to Methodism. The church was built to establish a new presence for the Methodist church in Alberta. The Methodist church saw itself as a bulwark of Anglo-Protestant civilization in the west and actively worked for the conversion of non-Christian and non-Protestant people. The mission at Victoria Settlement (Pakan) had been established in 1862 to evangelize indigenous people, but in 1901, its focus reoriented to concentrate on the rapidly growing Ukrainian settler population. The Methodist church viewed the Ukrainians as being a threat to the orderly development of western Canada as an Anglo-Canadian society. All of the services available at the mission were offered in hopes to lure area settlers to the new church and, ultimately, towards conversion to Methodism.

The Pakan Methodist Church is significant for its association with medical missionary Dr. Charles H. Lawford. Trained in theology and medicine, Lawford volunteered to establish a Methodist mission to Ukrainian immigrants in the west. He arrived at Pakan in 1900, but was forced to leave for medical issues and had his leg amputated. He returned in 1901 and set out to convert the Ukrainian settlers of the Greek Catholic and Orthodox faiths to Protestantism. To achieve this goal, Lawford built the Pakan Methodist Church in 1906, hoping that Ukrainian settlers who came to the mission for their secular needs (medical, legal and commercial) would be drawn into the new church for religious services, moving them down the path towards conversion to the Methodist faith. However, despite working 16 to 18-hour days and delivering at least four services a week, he was largely unsuccessful in turning Ukrainian settlers away from their own churches and cultural practices. As Russian Orthodox and Ukrainian Catholic churches were established around Pakan, Lawford's methods, initially passive and accommodating, became increasingly aggressive. His heavy-handedness, coupled with his refusal to learn Ukrainian and Ukrainian settlers' tenacity in holding to their religious and cultural traditions, contributed to the mission's general lack of success. Although Lawford was a guiding pioneer in the Methodist church's transition from focusing on an aboriginal people to newly-arrived Ukrainians, he lost the support of the Methodist church and left the mission following its relocation to Smoky Lake in 1922.

The Pakan Methodist Church is significant as an excellent example of a Carpenter Gothic style church. This style is particularly evident in the church's wood frame construction, small-scale proportions and form, its steeply pitched gable roof, gothic-arched windows and the overall austere, unornamented appearance. This vernacular style of ecclesiastical architecture developed in North America and uses wood to emulate the architectural features and ornamentation of traditional, stone Gothic churches and cathedrals. Although the style is often associated with fancy trim and scroll-saw work, it also lent itself well to churches built in newly settled areas and protestant denominations that discourage high levels of decoration and frivolity, such as the Methodist church in western Canada around the turn of the century.

RECOGNITION DATE: 2019/03/07

Source: Alberta Culture and Tourism, Historic Resources Management Branch **(File: Des. 2355)**

Character-Defining Elements
Key elements that define the heritage value of the Pakan Methodist Church include such elements as its:

Exterior

- fieldstone foundation that creates a small footprint, oriented northwest to southeast, with the front facing southeast;
- front entry porch with a pitched roof proportional to the main roof;
- plain and simple design on the outside with no ornamentation or religious decorations;
- steep-pitched gable roof with cornice returns on both ends;
- symmetrically arranged fenestration pattern on the front and both side walls;
- pointed arch windows, single-hung in a three-over-two pattern;
- circular window on the front gable end above the front porch;
- horizontal drop-siding covering the exterior walls;
- chimney (believed to be made of brick and now covered with tin) projecting from the roof ridge at the rear wall of the building;
- location within the historic Victoria Settlement and its association with the buildings and landscape features associated with Victoria Settlement and Fort Victoria.

Interior

- horizontal wood plank finishing on the interior walls and ceiling;
- wooden floorboards likely of fir;
- mouldings around the windows;
- two steel tie-rods securing the side walls;
- simple bracket-type chimney support on the northwest (end) wall.

D. Municipal Heritage Designation

i. Anderson House (House in the Middle of the Road)

Description of Historic Place

This collection of ten buildings located on the Lobstick Settlement, River Lot 14, of Smoky Lake County includes the one-and-a-half storey house with a shingled gable roof, a gable roof wall dormer, dovetail chopped log construction with shingle cladding and a central doorway. The site also has six wood frame granaries with shingled gable roofs and shiplap siding, a shingled gable roof stable with vertical planking and the ruins of two buildings of chopped log construction.

Heritage Value

"The House in the Middle of the Road" site is significant because it is a local landmark to the residents of the Victoria District of Smoky Lake County. It is also significant as a representation of the progression of a homestead settlement reflecting the changes over time; and is significant in style, representing the vernacular architecture of the Metis River Lot.

River Lot 14 is significant as a landmark to many residents in the Victoria District because the house is highly visible from the Victoria Trail. The house has been well-known to local residents since its construction in the early 20th century because it is located mere feet from the road on the inside of a slight curve. When approaching the home from the east (heading west), the house appears to be in the middle of the road, hence the local nickname, "The House in the Middle of the Road".

This site is a good example of a complete homestead settlement showing the progression of earlier to later homes and buildings on the site. Simon Whitford lived on River Lot 14 with his family in the earlier buildings (the ruins) that are found closer to the river. He applied for a homestead application in 1905, but passed away before it was approved. His wife then applied for the homestead application; however, she passed away in 1906 prior to the application being approved. Henry Anderson, the husband of Whitford's daughter, and Joseph Favell, acquired the land after Mrs. Whitford's death in 1906 and built the larger home known as "The House in the Middle of the Road" sometime between 1906 and 1912. Henry Anderson's homestead application was approved in 1912. Following the building of the "The House in the Middle of the Road", the granaries and stable were built. The method of construction varied from rounded log construction in the earlier buildings (the ruins), to dovetail log construction on the house. The locations of the homes and buildings moved up from the bank of the river over time. In 1914, Spurge Van Iderstein bought the property from the Andersons and then sold it to Ivan Ference in 1926. In 1948, two brothers, Sam and Tarus Charuk, purchased the land and were the last two people to live in the house, which they did until 1974. They sold the land to Donald Van Iderstein, the grandson of Spurge, in 1974. Brent Fletcher purchased the land from Donald in 1988 and still owns the property.

The style of the house is significant because of its vernacular architecture. As well, the one-and-a-half storey home with a shingled gable roof and dormer, the dovetailed log construction with the shingle cladding and the double-hung wooden windows, makes this house unique for the location and time of construction. Prior to the early 20th century, homes were generally built as one room, rectangular structures with a crude roof and chinking between the logs; however, as more settlers moved to the

area, new styles of development were introduced, including multi-levels, dovetail log construction and wooden shingle cladding.

Character-Defining Elements

The Character Defining Elements are expressed in the form, massing and materials of "The House in the Middle of the Road" include:

- Shingled gabled high-pitched roof
- Gable roof dormer
- Dovetail chopped log construction with shingle cladding
- Central doorway;
- Brick chimney;
- One-and-a-half storey structure;
- Pattern, style and construction of all wooden windows; and
- Location mere feet from inside curve of road.

The style of the house is significant because of its vernacular architecture. As well, the one-and-a-half storey home with a shingled gable roof and dormer, the dovetailed log construction with the shingle cladding and the double-hung wooden windows, makes this house unique for the location and time of construction. Prior to the early 20th century, homes were generally built as one room, rectangular structures with a crude roof and chinking between the logs; however, as more settlers moved to the area, new styles of development were introduced, including multi-levels, dovetail log construction and wooden shingle cladding.

Character-Defining Elements
The Character Defining Elements are expressed in the form, massing and materials of "The House in the Middle of the Road" include:

Sources:

- Smoky Lake County Bylaw 1204-09 (Repealed),
- Smoky Lake County Bylaw 1244-12,
- Heritage and Resources Management Information System, Canada's Historic Places, retrieved from *https://hermis.alberta.ca/ARHP/Search.aspx?DeptID=1&st=smoky+lake* on June 1, 2015.

ii. Kulka House

Description of Historic Place

The Kulka House is a 1926, two-and-a-half-storey, brick farmhouse that is unique to the area, being the only type of its kind in the region. It features a hipped roof with brick voussoirs over windows and doors, as well as heavy concrete sills. It is located at 58369 Range Road 184, in a large farmyard, setback approximately 150feet from the road, among various out buildings, including a barn, granaries, a chicken coop, and remains of an original rural store.

Heritage Value

The Kulka House is significant for its association with the provincial theme of Agricultural Development. Municipal heritage value exists in the association with Wasyl Kulka; in the design and method of construction, and in its significance as a landmark unique to the district.

The Kulka House was built by Wasyl (William) Kulka in 1926, with 18,000 bricks that came by rail to Warspite, and then by horse and wagon to the farm. It is the only brick building of this scale in the rural Smoky Lake region. Wasyl (William) Kulka claimed this land on July 9, 1909, where he built a log house and by that fall had moved his family from Winnipeg where they had first settled after coming from western Ukraine. After his crops froze in 1912, he used his savings to purchase supplies for the winter. With neighbors wanting to purchase supplies from him, he decided to open a store on the farm. He operated the business until 1929, when the railway came to Warspite.
In order to supply the store, William hauled freight by wagon from Fort Saskatchewan, and later by steamboat on the North Saskatchewan River. The store was a profitable venture and he was able to buy another three-and-a-half quarter sections of farmland. William only attended school for three years, yet he served on the school board for 20 years, including time as chair. He also served 9 years on Smoky Lake municipal council.

There is also heritage value in the design and method of construction of the resource. It is the only brick building of this scale in the rural Smoky Lake region. The brick design is a stretcher bond pattern, with segmental openings and brick voussoirs lintels for the windows and doors. The fenestration pattern of window openings also has heavy concrete sills, which are continuous on the front façade, and plain lug sills elsewhere on the building. There is a hipped dormer, with projecting eaves. On the interior, a heavy post-and-beam construction is evident in the basement, along with a cold storage room, with original door and hardware.

The newel post and rail on the stairway to the second floor from the main floor dates back to original construction. The second floor bedroom doors are all five-panel wood doors. There is also landmark value in the resource. The very prominent brick house was built by a successful farmer and business owner. William Kulka, not only used his success to finance the construction of this house unique to the region, but was also influential in local government and education.

Character-defining Elements

Exterior:

- Mass, form, and scale
- Hip roof

- Projecting eaves, with plain wood fascia and soffits
- Brick cladding, stretcher bond
- Hipped dormer, with projecting eaves
- Brick voussoirs over windows and doors
- Fenestration pattern of window openings, with segmental openings
- Heavy concrete sills, continuous sills on façade windows, plain lug sills elsewhere
- Centre entry with segmental opening, and voussoirs
- One-storey, open porch with columns and open railing
- Scored pattern in concrete block pattern
- Location in large farm-yard, set back from rural road by approximately 150-feet
- Proximity to barn and outbuildings to the north

Interior:

- Heavy post and beam construction in the basement
- Cold storage door and hardware
- Newel post and rail on stairs to second story
- Second story bedrooms have original five panel doors

Source:

- Warspite Victoria Trail Historical Society, Between River and Lake, 1988, 3, 7, 299-300.

APPENDIX B SIGNIFICANT ARCHITECTURAL FEATURES

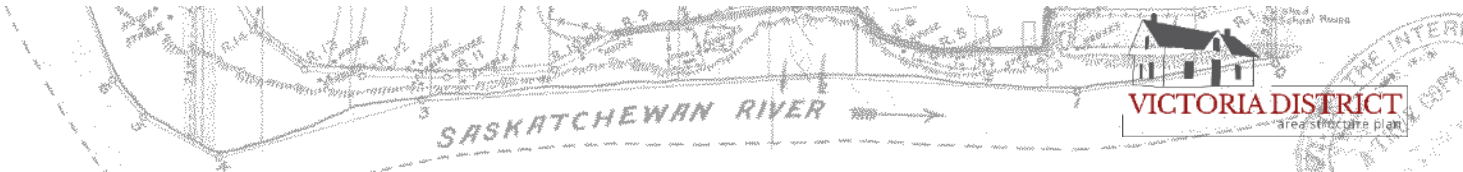
Anderson House

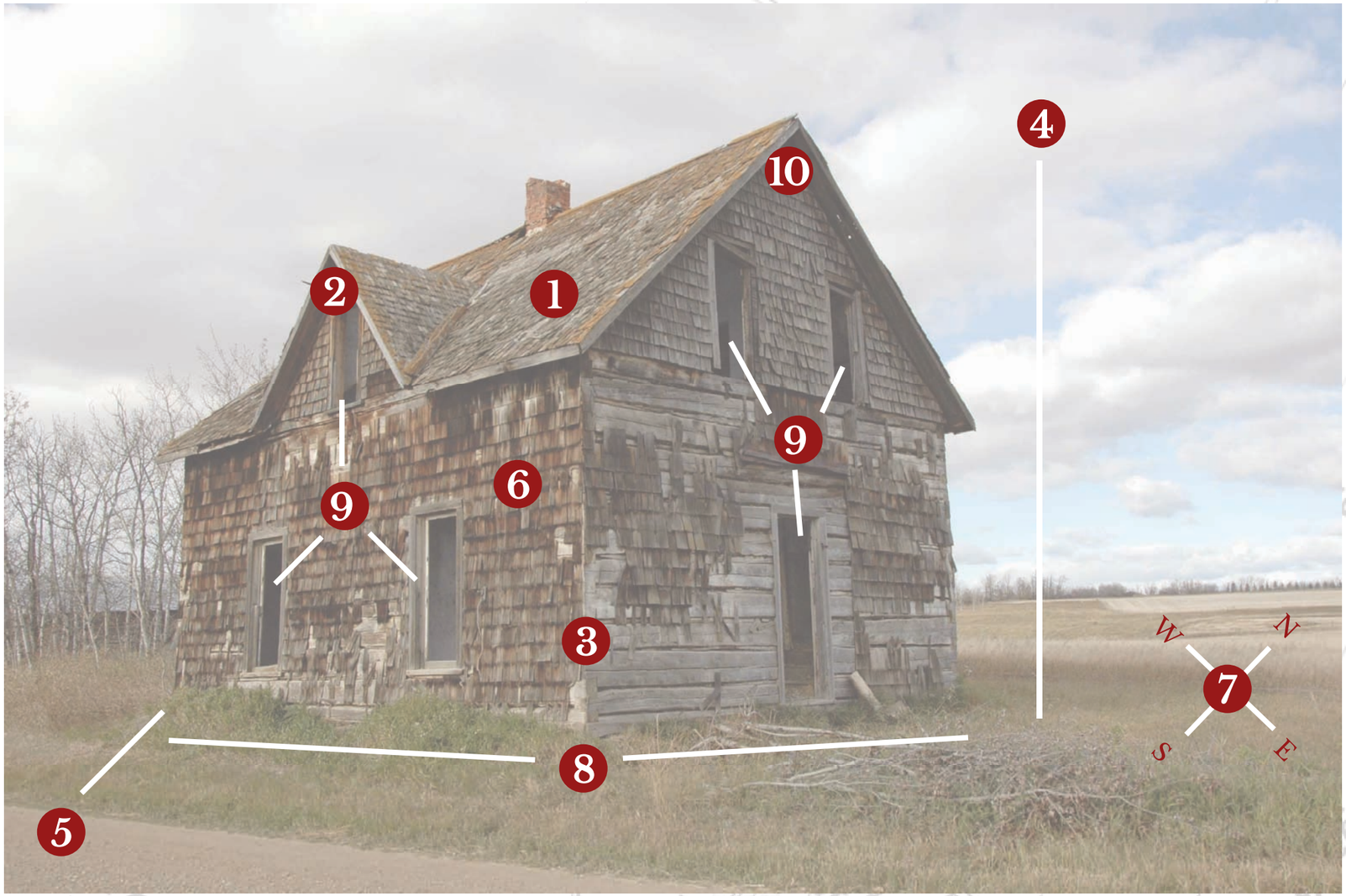
Fort Victoria

River Lot #3

McDonald House

Meronyk House





ANDERSON HOUSE

The House in the Road

The style of Anderson House is significant because of its vernacular architecture. As well, the one-and-a-half storey home with a shingled gable roof and dormer, the dovetailed log construction with the shingle cladding and the double-hung wooden windows, makes this house unique for the location and era of construction.

Design Guideline Inspiration:

- Height (1.5 to 2 Storey)
- Siting (Proximity to Victoria Trail)
- Orientation (South Facing)
- Massing (Rectangular Shape of Building)
- Symmetry (Alignment of windows, doors, chimneys, gables, etc.)
- Angles (Steep roof line)

Significant Architectural Features

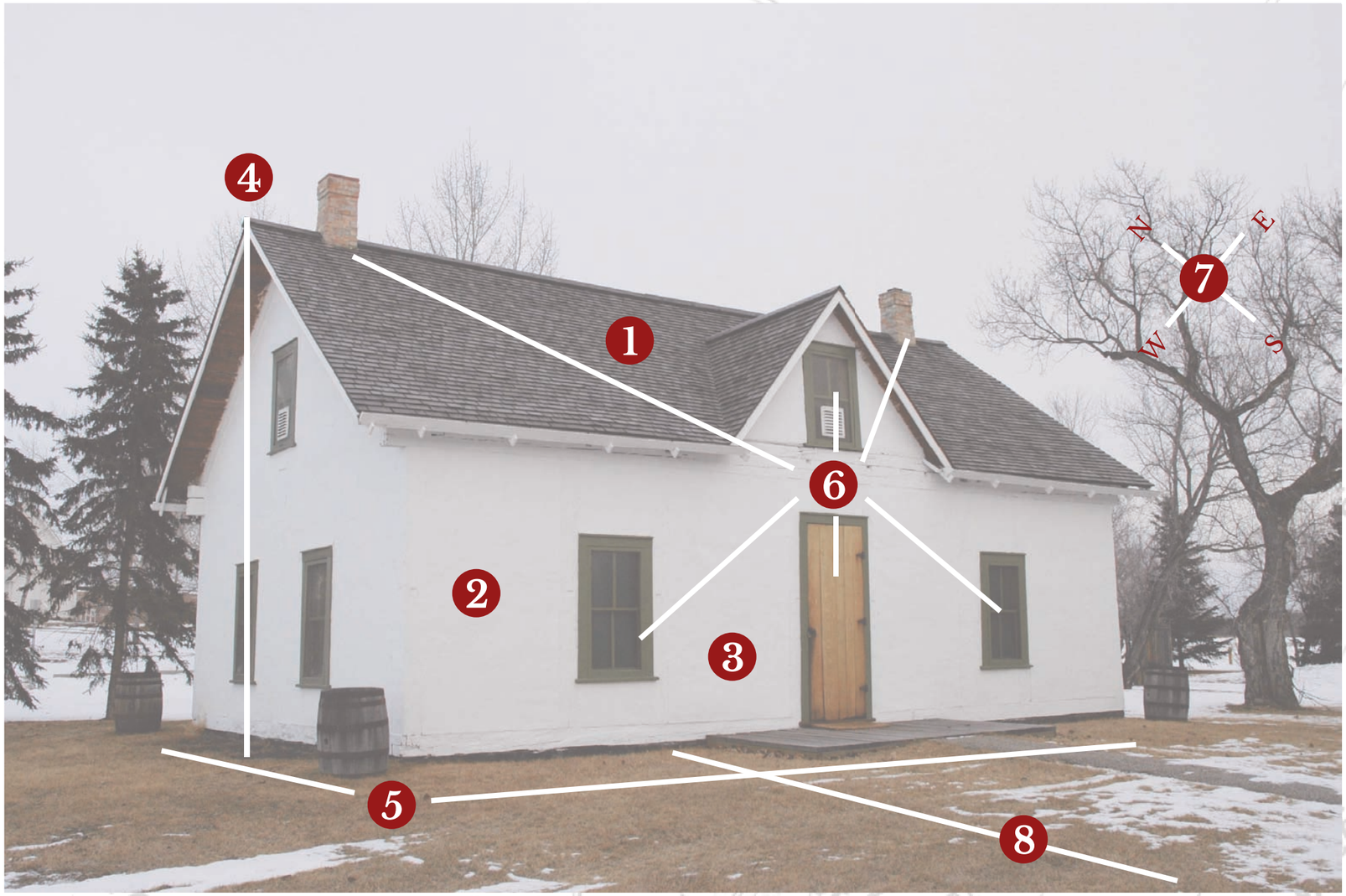
1. Shingled Roof
2. Gabled Roof
3. Log Construction
4. 1.5 Storey Height
5. Sited Near Victoria Trail
6. Cedar Shingle Siding
7. South Facing
8. Rectangular Massing
9. Symmetry in Features
10. Steep Pitched Roof

Source: Alberta Register of Historic Places

VICTORIA DISTRICT
area structure plan

FORT VICTORIA

H.B.C. Clerk's Quarters



The Fort Victoria Clerk's Quarters is an excellent example of a mid-nineteenth century Hudson's Bay Company post-on-sill or Red River frame wooden structure. It was the centre of the Company's activity and interaction with Aboriginal traders and the local Metis settlers. Its physical setting on a North Saskatchewan river lot adjacent to the Victoria Trail made it an integral part of the water- and trail-based transportation routes of Western Canada's fur trade network.

Design Guideline Inspiration:

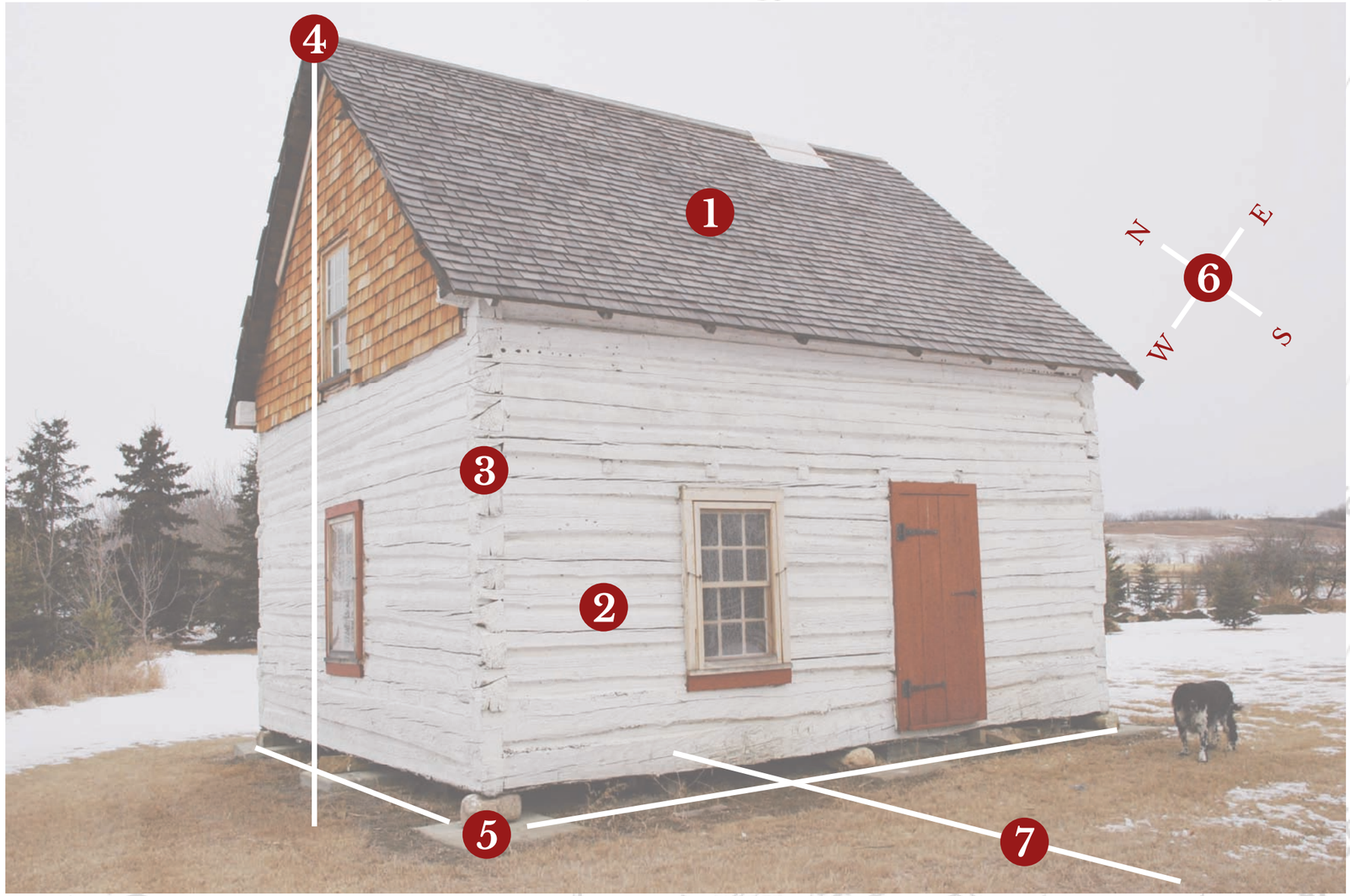
- Height (2 Storey)
- Palette (Use of light and natural colours)
- Orientation (South Facing)
- Massing (Rectangular Shape of Building)
- Symmetry (Alignment of windows, doors, chimneys, gables, etc.)
- Siting (Proximity to Victoria Trail)
- Angles (Steep roof line)

Significant Architectural Features

1. Steep Pitched Roof
2. White Lathe Finish
3. Log Construction
4. 2 Storey Height
5. Rectangular Massing
6. Symmetry in Features
7. South Facing
8. Sited Near Victoria Trail

Source: Alberta Register of Historic Places

VICTORIA DISTRICT
area structure plan



RIVER LOT #3

McGillvary House Free Trader's Cabin

The heritage value of River Lot 3 lies in its association with the Victoria Settlement, one of the earliest in Western Canada, early Metis settlement, and the region's transition from a fur trade to an agricultural economy.

The structure is also valuable for its representation of settlement buildings, including elements typical of fur trade-era construction (horizontal log construction with dovetail notches, and decorative beads on ceiling joists found in other H.B.C. buildings) and of prairie farm and ranch buildings (round log construction with saddle and dovetail notches). The site is a rare near-intact example of the river lot that characterized early Metis settlement in the northwest.

Design Guideline Inspiration:

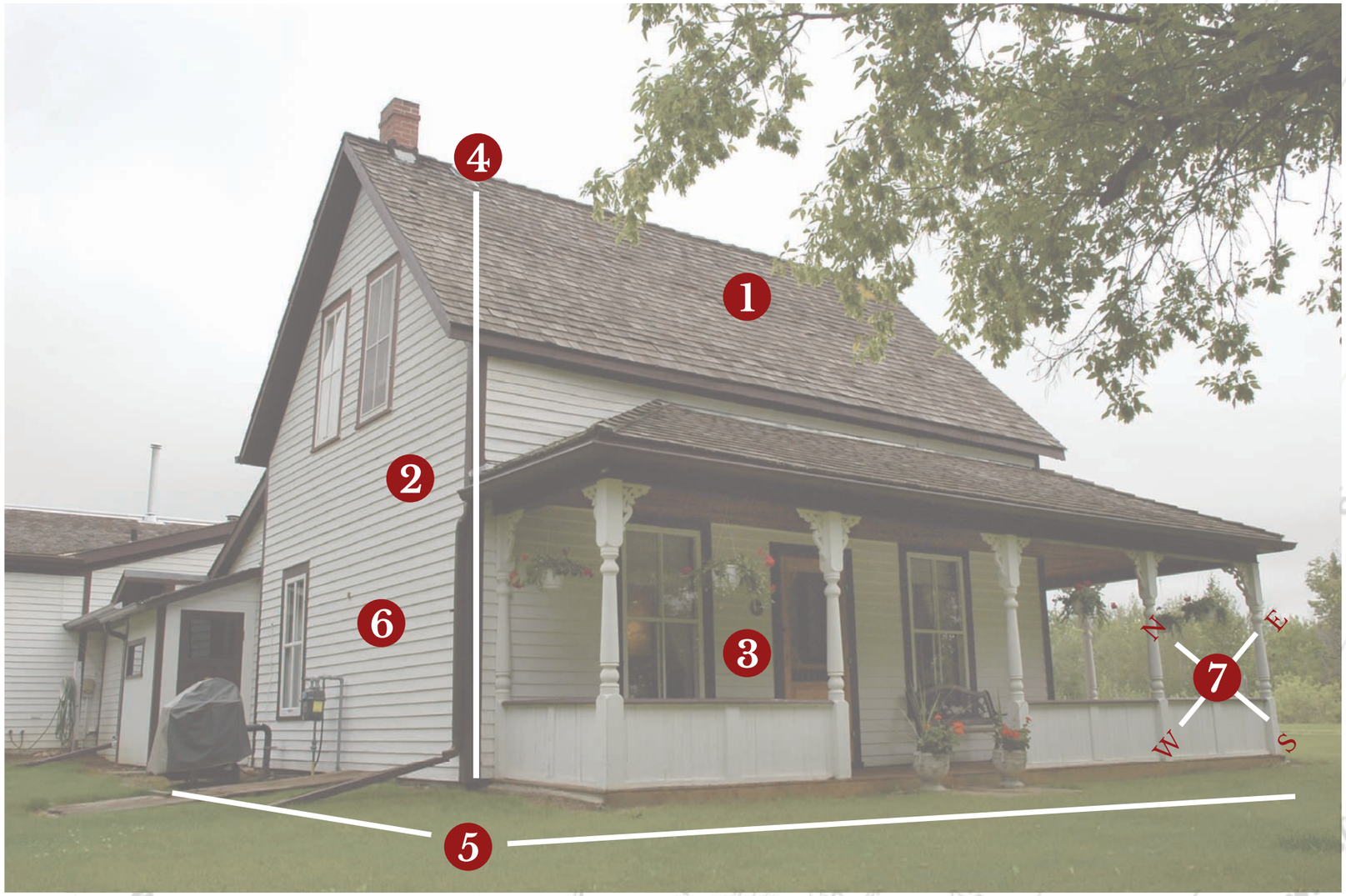
- Height (1.5 Storey)
- Palette (Use of light and natural colours)
- Orientation (South Facing)
- Massing (Rectangular Shape of Building)
- Siting (Proximity to Victoria Trail)

Significant Architectural Features

1. Steep Pitched Roof
2. White Wash Siding
3. Log Construction
4. 1.5 Storey Height
5. Rectangular Massing
6. South Facing
7. Sited Near Victoria Trail

Source: Alberta Register of Historic Places

VICTORIA DISTRICT
area structure plan



McDONALD HOUSE

The Post Office & Stopping House

The historical significance of the S.A. McDonald House near Waskatenau lies in its provision of structural evidence of the settlement of the Pine Creek district, west of Waskatenau, shortly after the turn of the 20th century. It is also important in its relationship to the Victoria Trail connecting the Victoria Settlement with Fort Saskatchewan, as many travellers over this trail from 1909 to 1919 made stops at this house.

Design Guideline Inspiration:

- Height (2 Storey)
- Palette (Use of light and natural colours)
- Orientation (South Facing)
- Massing (Rectangular Shape of Building)
- Angles (Steep roof line)

Significant Architectural Features

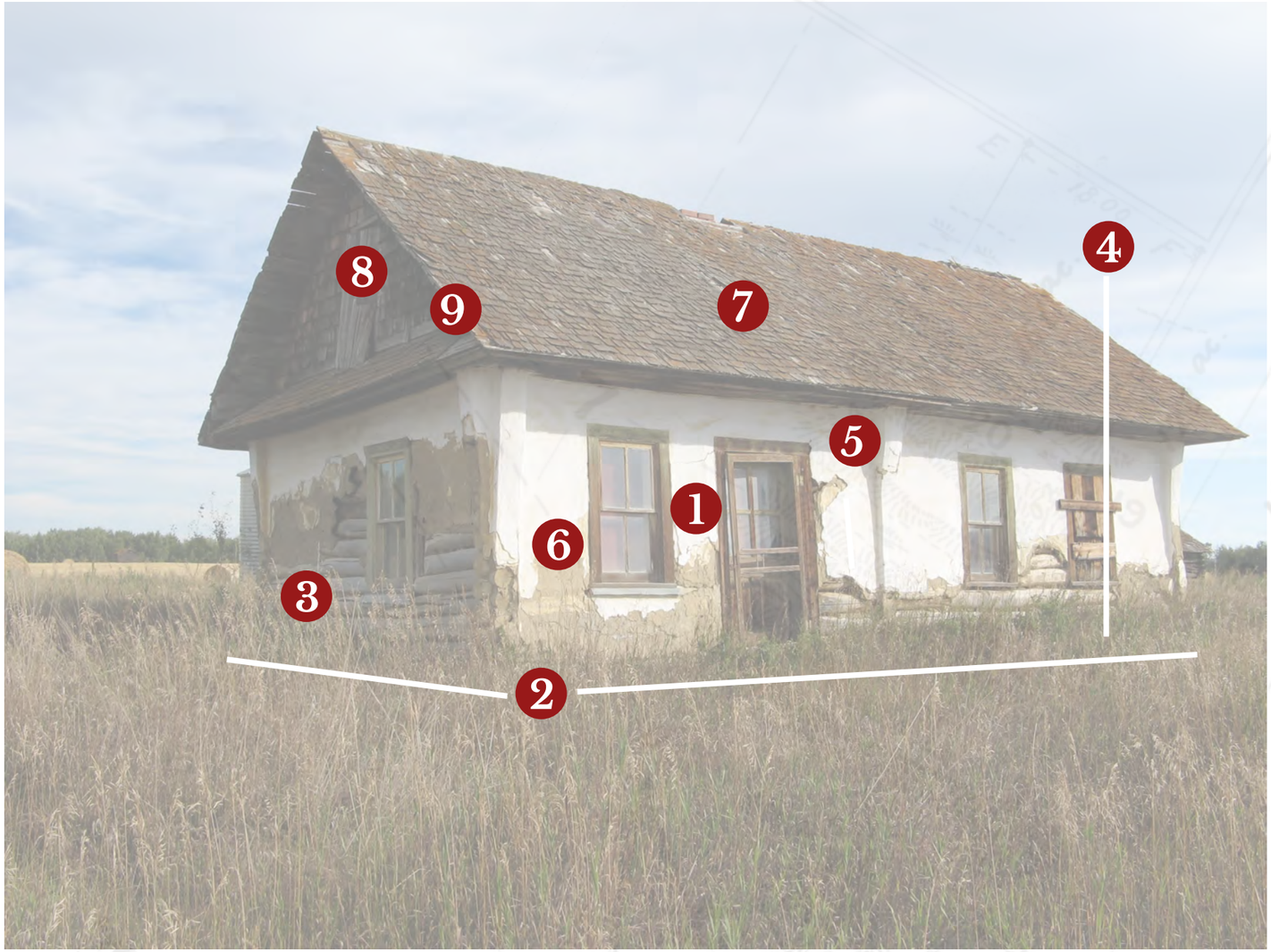
1. Steep Pitched Roof
2. White Wash Siding
3. Log Construction
4. 2 Storey Height
5. Rectangular Massing
6. Beveled Siding
7. South Facing

Source: Alberta Register of Historic Places

VICTORIA DISTRICT
area structure plan

MERONYK HOUSE

Ukranian Farm House



The Meronyk Ukrainian Farm House is significant for its association with the provincial theme of Agricultural Development. Municipal heritage value is in the resource's connection with early Ukrainian settlement in the region, and in its design and methods of construction.

The farmhouse is an excellent example of a first generation immigrant rural farm residence which was based on a traditional design of a Ukrainian house.

Design Guideline Inspiration:

- Height (1.5 to 2 Storey)
- Massing (Rectangular Shape of Building)
- Colours (White and Natural Materials)
- Angles (Steep Roof Line - Approx. 14:12)

Significant Architectural Features

1. Wood Trim (Doors & Windows)
2. Rectangular Massing
3. Log Construction
4. 1.5 Storey Height
5. Exterior Wall Buttresses
6. Plaster Siding
7. Shingled Roof
8. Gabled Roof
9. Steep Pitched Roof (Approx. 14:12)

Source: Smoky Lake Region Inventory of Historic Places (2012)

VICTORIA DISTRICT
area structure plan

APPENDIX C DEFINITIONS

Built Form is the physical characteristics of a structure: how tall it is, what it looks like, how much of an area it consumes, how far it is setback from neighbouring structures and features, how it's windows and doors interface with the outdoors, and it's architectural style.

Roof Pitch is the angle, or pitch, of a roof is calculated by the ratio of inches it rises vertically for every inch it extends horizontally. For example, a roof that rises 14 inches for every 12 inches of horizontal run has a 14:12 pitch. For this plan, a steeply pitched roof is considered to be 14:12 or greater.

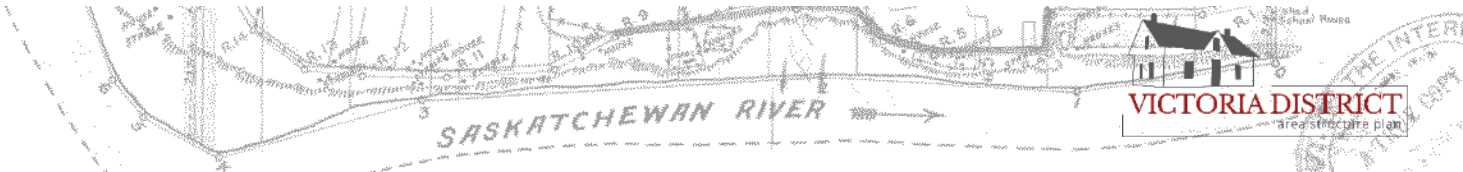
Area Structure Plan is a statutory plan that is approved by Council as a bylaw. An Area Structure Plan provides a planning framework for a specific area of a municipality that describes:

- the proposed land uses
- density of population sequence of development
- general location of major roadways
- public utilities in the area
- any additional requirements that council may require

Neighbourhood Area Structure Plan is a subarea within an ASP that constitutes a unique residential community/neighbourhood with specific servicing, access, land suitability, and land use considerations. A Neighbourhood Area Structure Plan area is considered to be an integrated planning unit by either natural or manmade boundaries. A neighbourhood Area Structure Plan is adopted by Council as a statutory plan, pursuant to the legislative requirements of an Area Structure Plan.

Statement of Significance is a declaration of value that briefly explains what a historic place is and why it is important. It summarizes the heritage values ascribed to a historic place and the key attributes/elements that embody those values.

Cultural is of or relating to Culture. Culture is the social behaviour and norms found in human societies. Culture encompasses the range of behaviours that are transmitted through social learning in human societies.

Archeological is of or relating to Archeology. Archeology is the study of human activity through the recovery and analysis of material culture. An archaeological record consists of artifacts, architecture, biofacts or ecofacts, and cultural landscapes. Archaeology can be considered both a social science and a branch of the humanities.

Heritage Colours are colours that blend with and complement the overall colour schemes of historic structures, building materials, and vegetation in the Victoria District.